**Asheboro Planning Board**
**Asheboro City Hall (146 N. Church Street)**
**Monday, November 3, 2025**
**6:00 PM**
**AGENDA**

I. Call to Order

II. Approval of Minutes from October 6, 2025

III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved

IV. New Business

a.) **RZ-25-20:** Request to rezone property located at 777, 779, 787, and 803 Albemarle Road (Randolph County Parcel Identification Numbers 7750464502 and 7750464502) from B2 General Commercial and R7.5 Medium-Density Residential to OA6 (CZ) Office-Apartment Conditional Zoning for Dwellings, Multiple Family, with a Floor Area Ratio of up to 43 percent.

b.) Consideration of possible 2026 meeting dates

V. Items not on the agenda

VI. Adjournment

**# # # # # # # # #**
**MEETING OF THE ASHEBORO PLANNING BOARD**
**CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.**
**MONDAY, OCTOBER 6, 2025**
**6:00 p.m.**
**********

This being the time and place for the regular meeting of the Asheboro Planning Board, a meeting was held with the following officials and members present:

Michael O'Kelley ) – Chair
Pamela Vuncannon ) – Vice Chair

Greg Patton )
Van Rich ) - Members Present
Thomas Rush )
Taylor Trogdon, Jr. )
Jake Wilburn )

John Evans, Community Development Director
Justin Luck, Planning and Zoning Director
Jeff Sugg, City Attorney
Jamie Wilkins, Planning Technician

**CALL TO ORDER**

Michael O'Kelley called the Asheboro Planning Board to order.

**APPROVAL OF MINUTES SEPTEMBER 2, 2025**

Mr. O'Kelley inquired if there were any corrections or additions to the September 2nd, 2025, Planning Board minutes. Hearing no corrections or additions to the September 2nd, 2025, Planning Board minutes, Mr. O'Kelley approved the minutes as presented.

**REVIEW OF CASES, MONTHLY REPORT ON MAJOR SUBDIVISIONS ADMINISTRATIVELY APPROVED.**

Mr. Evans went over the single land use case that the City Council heard at the September 4th Regular Meeting. Mr. Evans noted that no major subdivisions had been approved by staff since the September 2nd Planning Board meeting.

**OLD BUSINESS**

**A. RZ-25-17: REQUEST TO APPLY INITIAL CITY ZONING, R10 (CZ) MEDIUM-DENSITY RESIDENTIAL CONDITIONAL ZONING FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT, ON PROPERTY LOCATED EAST OF WINDSOR DRIVE AND ON THE WEST SIDE OF GOLD HILL ROAD IDENTIFIED BY RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7762721029.**

Mr. Evans gave a visual presentation on the above-mentioned case. He gave an overview:

**Applicant:** Phaneendra Koneru
**Location:** Windsor and Gold Hill Rd.
**PIN:** 7762721029
**Size:** 75.28 acres +/-
**Jurisdiction:** Randolph County (Annexation Petition has been filed for Council consideration).
**Current Land Use:** Undeveloped
**Overlay Districts:** None
**Infrastructure:** City Water extends along Windsor Trail to the property; closest existing sewer is at intersection of Windsor Trail and Snowdon Ct.

He showed the board overview, rezoning, topographical/utilities, aerial, site plan, building elevations, and oblique maps. He then went over the analysis:

1) Proposed use is a Residential Planned Unit Development for Single Family Dwellings (196 dwellings total on 196 lots).
2) **R10 Residential District Statement of Intent:** The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
3) Relevant Zoning Ordinance Definitions:
   **Planned Development:** Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans which include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provision, operation, and maintenance of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense.
   **Dwelling/Residence, Detached Single Family**
   An individual dwelling unit for one family located on an independent lot containing no other dwelling units.
4) Due to project size, NCDOT does not require a Traffic Impact Analysis; Applicant is working with NCDOT regarding required upgrades to Windsor Trail and Gold Hill Rd. The applicant has stated that NCDOT will require turning lanes on Gold Hill Road. Staff also shared the plans with NCDOT for comments. NCDOT's comments to the applicant are attached.
5) Proposed streets connect Windsor Trail and Gold Hill Rd. There are two street stub outs to be built, one to undeveloped property to the north and the other to undeveloped property to the south.
6) Proposed overall density (with a small number of lots possessing less than 10,000 SF) and setbacks are consistent with R10 ordinance requirements.
7) The applicant indicates that the construction entrance and traffic will utilize Gold Hill Rd., and phasing will proceed from Gold Hill Rd. to the connection with Windsor Trail. A condition is proposed to prohibit construction traffic from using Windsor Trail.
8) A sewer pump station, to be dedicated to and maintained by the City, is proposed to serve the development.
9) A recreation area, featuring picnic tables and a fenced dog walk area is proposed on the eastern side of the property close to Gold Hill Road. The applicant

previously had included an additional recreation area on the western side of the property, but after receiving input from neighboring property owners, removed the second recreation area. The recreation area provided satisfies recreation space requirements for a Residential Planned Unit Development.

10) The previous site plan showed sidewalks located along one side of the new streets within the proposed development. After input from staff and the Planning Board, the applicant updated the site plan to include additional sidewalks, extending further towards intersections in locations where sidewalks are on one side of the street, and along both sides of the street on the block that extends from Gold Hill Road into the development and has the recreation area.
11) Stormwater control measures are proposed, with the site plan indicating a fence is proposed if a body of water is proposed for stormwater retention (i.e. a wet pond). Staff expressed a preference for a dry stormwater feature such as a rain garden instead of a wet pond to control stormwater in a manner incorporated into the project's landscaping design, so that a wet pond and fence would not be necessary.
12) In addition to previously mentioned items, the updated site plan provided by the applicant on September 26 contains additional information on parking noting that at least two parking spaces and one garage space will be provided for each dwelling, some additional utility information is provided, and the applicant has provided conceptual building elevations. Full utility and engineering information will be required before construction for review by city departments and additional regulatory approvals from the city and other agencies (including but not limited to NC Department of Environmental Quality, NC Department of Transportation and city departments).

Mr. Evans then presented the proposed modifications to the zoning ordinance requirements:

1) (+) 25' buffer along all adjoining residential property lines, 100+ buffer to much of the eastern side of Parcel Identification Number 7762623507, and 20' buffer along Gold Hill Rd.
2) (+) Stormwater control measures
3) (-) Sidewalk limited to one side of streets throughout much of the development (See No. 10 of Analysis).

Mr. Evans listed the Summary of Proposed Zoning Conditions:

A. The uses approved shall be a Residential Planned Unit Development for Single Family Dwellings, not to exceed 196 dwellings on 196 lots.
B. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
C. Within the street yard and perimeter buffer areas identified on the site plan, existing vegetation shall be retained where present except as necessary for required streets serving the development and built to adjacent property, and utilities; where no vegetation is present or if vegetation is removed, a minimum of 1 evergreen shrub per 10 linear feet and 1 canopy tree per 20 linear feet shall be provided.
D. Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.

E. Changes related to locations of cluster box units (CBU) for mail delivery as required by USPS or NCDOT shall not be considered a modification of the conditional zoning district requiring council action.
F. Accessory structures shall not be located within front yard setbacks indicated, but may be located 10 feet from side and rear lot lines, and located outside of required buffers, or city easements.
G. Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, streetlights, street and paving details, and sanitary sewage that comply with city policies shall be submitted and approved.
H. All dwellings shall be located on a subdivided lot that is recorded in the public registry in accordance with the city's land development requirements.
I. Open space shall be created and recorded consistent with the conditional zoning district site plan.
J. Maintenance of all recreation areas, any utilities not publicly maintained, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the responsibility of the property owner and any successors in interest including, but not limited to, the homeowners association (HOA).
K. Landscaping, including street trees, front yard landscaping, and preservation of existing vegetation, shall be installed or retained consistent with the details and specifications shown on the site plan and as modified by these conditions.
L. Solid waste disposal for the project shall be consistent with city policies and codes.
M. No new driveways or roadway connections not shown on the site plan shall be made to Gold Hill Road except for those shown on the submitted site plan unless determined by city staff and NCDOT to be necessary for public or emergency service response(s).
N. Public infrastructure to be maintained by the city must be constructed to City of Asheboro standards and specifications and receive the appropriate approvals from the NCDOT and NCDEQ. Maintenance easements shall be granted to the city for such infrastructure, including hydrants and meters. A lot containing the lift station shall be platted and conveyed to the city along with an access and maintenance easement. Surveying and construction drawings for state permitting and necessary legal instruments will be the developer’s responsibility.
O. Front yard averaging shall not apply within the development.
P. Stormwater control measures designed by a licensed professional shall be provided. Measures shall control, at minimum, the ten-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.
Q. All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.
R. The recreation area shall be constructed and available for use prior to platting of the first phase of the development.
S. Final roadway names shall be subject to city and Randolph County approval.
T. The subdivision shall be developed in a manner consistent with the following:
    1) The only construction entrance built shall be on Gold Hill Road and permitted by NCDOT. Entry, including delivery, of all construction machinery involved with land clearing and land development activities shall occur from the Gold Hill Road construction entrance. Land clearing and land development activities shall be permitted, subject to NCDEQ approval, on the property irrespective of phasing, but entry of all construction machinery involved in such activities shall use only Gold Hill Road construction entrance. Machinery involved with land

clearing and land development activities shall include backhoes, loaders, graders, excavators, bulldozers, dump trucks, compactors, rollers, and similar equipment. Entry, including delivery, of all construction machinery involved with land clearing and land development activities from Windsor Trail shall be prohibited. This condition shall expire upon the City of Asheboro accepting for maintenance all public rights-of-way shown on the approved conditional zoning site plan.

2) The first phase recorded shall contain the entrance to Gold Hill Road.

U. Prior to the issuance of a Zoning Compliance Permit for the proposed land use, documentation shall be submitted detailing the following:
   (i) Driveway permit approval from North Carolina Department of Transportation
   (ii) Permitting from the North Carolina Department of Environmental Quality; and
   (iii) Subdivision sketch design and preliminary plat (and applicable fees) showing compliance with zoning and subdivision ordinance requirements, compliance with all applicable city policies, such as but not limited to utilities and required easements, solid waste disposal, permanent and temporary turnarounds, addressing, and on street parking, and submittal of required review fees.

V. Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with the terms of the adopted conditional zoning ordinance, shall be recorded in the Office of the Randolph County Register of Deeds and shall include, but not be limited to, maintenance responsibilities of the association and a release of the City of Asheboro from liability due to utility maintenance on any streets.

W. The owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He then stated the staff's Land Development Plan Consistency and Reasonableness statements:

**Proposed Land Use Map:** Not Designated
**Growth strategy Map:** Not Designated
**Small Area Map:** Not Designated

**Goals/Policies Supporting Request:**

- **Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance
- **Goal 4.1:** Identification and protection of environmentally sensitive areas (specifically related to provision of stormwater control measures)
- **Goal 5.3:** Interconnected and multi-modal transportation networks
- **Checklist Items 12-14:** 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.

**Goals/Policies Not Supporting Request:**

- **Checklist Item 6:** Existing infrastructure is adequate to support the desired zone

**Staff Proposed Plan Consistency and Reasonableness Statement:**

Although the Land Development Plan does not provide specific growth strategy and land use recommendations for the property and surrounding area, the request can be reviewed against general goals and policies, which advocate for sidewalks, open/recreation space/and tree preservation and landscaping, and environmentally

protective features such as stormwater control measures that may not be required in a conventional subdivision.
The request achieves many of these goals, and given the size and topography of the property, benefit to the property owner, protections to the neighboring properties that would not be required with a conventional subdivision, provision of additional housing opportunities, and the ability of the Conditional Zoning process to ensure important design elements are provided to help achieve city-adopted goals and policies, these factors help make the request reasonable.

He then provided the Staff Recommendation and Planning Board Action Items:

**Staff Recommendation:** Staff's recommendation is to approve the request, subject to conditions.

**Planning Board Action Items:**

1) Adopt Plan Consistency and Reasonableness Statement
2)
   a) Recommend approval or denial of zoning map amendment RZ-25-17; apply initial city zoning of R10 (CZ) Medium-Density Residential Conditional Zoning, authorizing a Residential Planned Unit Development consisting of single-family dwellings
   b) Attach zoning conditions as summarized or with modification.

Mr. Evans asked if the Board had any questions. Mr. Rich asked how residents would receive sewer. Mr. Evans explained that City sewer will be extended to the development, and a pump station is proposed for the northeast corner of the development. Mr. O'Kelley asked why the two proposed entrances to the development need to be built on Gold Hill Road. Mr. Evans explained that the two required entrances have to be spaced in such a way so that they follow current Fire Code.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. Christian Vestal from Summey Engineering stepped forward to answer any questions from the Board. There were no questions for Mr. Vestal.

Mr. O'Kelley asked if there was anyone to speak against the request. Several members of the public came forward to speak against the request. The speakers were residents who live in the Gold Hill Road neighborhood, and included the following: Stacy Dillion, Barbara Ward, John Cowan, Lance Wilkie, Larry Ward, Tracie Key, Marlon Pome, Jonathan Dillion, Angela Nelson, and Marsha Nelson. Residents expressed their issues with the development's current plans and presented several shared concerns, including the following: The extension of Windsor Trail and the legality of doing so; The phases of the development and the roads; The applicant's right to annex the property and the incompatibility of the annexation with the City's Land Use Plan; Architecture of proposed development does not match character of existing neighborhood; The likely increase in traffic and the dangerous conditions of Gold Hill Road; Police and Fire departments may be confused as to which properties are within their territory; Property values may decrease; The possibility that widening any portion of Gold Hill Road may affect existing structures and property lines; Wildlife may be affected; Flooding and runoff may be a problem for properties surrounding the development; Well water could be contaminated by runoff from development.

Following the residents' statements, Mr. Evans stepped forward to answer questions. Mr. O'Kelley asked if the conditions for the construction of the roads would apply for all three phases. Mr. Evans answered that the conditions for the roads will expire when each road is taken over by the City; this includes all three phases. Gold Hill Road would still need to be used for construction vehicles until all roads within the development are adopted by the

city as public rights-of-way. Mr. Wilburn asked how much wider Windsor Trail would need to be in order to conform with DOT rules. Mr. Evans answered that the public right-of-way would need to be 50 feet wide according to City standards; Windsor Trail may be improved according to DOT standards. Mr. Evans explained that part of Windsor Trail is within the city limits and is owned by the State. The conditions for Windsor Trail mention that the road would need to be adopted and then maintained by the City. Mr. Rich asked how wide the right-of-way is; Mr. Evans answered that it is about 80 feet, and there is enough right-of-way for the streets. Mr. Evans also addressed the issue concerning the parcel not being within the City's jurisdiction. He explained that the parcel was once within the City's Extraterritorial Zoning Jurisdiction but was relinquished to Randolph County over a decade ago. The only property considered for annexation in this request is the parcel being considered for the development. Mr. O'Kelley asked about the legalities of the development of the roads. Mr. Sugg explained that the applicant for the request is ultimately responsible for proving that the developer has the right to construct or alter roads. Mr. Vestal explained that Plat Book 140 Page 41 shows a dedicated DOT right-of-way that abuts the property; DOT has not approved any development of roads at this point. Ms. Vuncannon asked about the timeframe of the development. Mr. Vestal stated that permitting could take two to three years, and completion of the development may take up to ten years. Mr. Rich asked about stormwater control. Mr. Evans explained that stormwater controls are within the conditions for the request. North Carolina Department of Environmental Control will also review plans for the development and will work to implement erosion control.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Mr. Patton motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions. Mr. Trogdon seconded the motion, and the motion carried unanimously.

**NEW BUSINESS**

**A. RZ-25-18: REQUEST TO REZONE PROPERTY LOCATED AT THE EASTERN CORNER OF WEST BALFOUR AVENUE AND CANOY DRIVE (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7752886353) FROM R10 MEDIUM-DENSITY RESIDENTIAL TO I1 (CZ) LIGHT INDUSTRIAL CONDITIONAL ZONING FOR A WAREHOUSE USE.**

Mr. Luck gave a visual presentation on the above-mentioned case. He gave an overview:

**Applicant:** Harpley's Holdings, LLC
**Location:** W. Balfour Ave.
**PIN:** 7752886353
**Size:** 5.73 acres +/-
**Jurisdiction:** Corporate Limits
**Current Land Use:** Undeveloped
**Overlay Districts:** None
**Infrastructure:** City utilities are available

He showed the board overview, rezoning, topographical/utilities, aerial, site plan, building elevations, and oblique maps. He then went over the analysis:

1) The proposed uses are warehouse, professional services, and parking lot intended to primarily serve the meat packing/slaughterhouse facility across the street at 403 West Balfour Avenue.
2) I1 Industrial Development District Statement of Intent: The intent of the I1 Industrial Development District is to produce areas for manufacturing, processing

and assembly uses, commercial uses, distribution and servicing enterprises, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.

3) Relevant Zoning Ordinance Definitions:
   **Warehouse:** A building or group of buildings for the storage of goods or wares belonging either to the owner of the facility or to one or more lessees of space in the facility or both. This definition shall be deemed to include the indoor storage of vehicles.
   **Professional Services:** Services generally involves practitioners of a calling or vocation in which a knowledge of some department of science or learning is used in its application to the affairs of others. Such activities would include but not be limited to accounting, auditing and bookkeeping services, architectural services, engineering and surveying services, interior design services and legal services. Physicians and dentists are classified as Health Practitioners. (See Health Services and Health Practitioners).
   **Parking, Off-Street:** Space located outside of any street right-of-way or easement and designed to accommodate the parking of domestic vehicles.
4) Meat Processing and Slaughterhouse uses are not requested and would not be authorized by the requested I1 (CZ) district.
5) The applicant is in contact with NCDOT regarding the proposed driveway and crosswalk.
6) I1 zoning district allows metal facades along minor throughfare and lower classification streets.

Mr. Luck then presented the proposed modifications to the zoning ordinance requirements:

1) (+) Enlarged buffers along abutting residential properties consisting of undisturbed wooded areas
2) (+) Enlarged front yard landscaping along Canoy Drive, consisting of an undisturbed wooded area
3) (+) Stormwater controls

Mr. Luck listed the Summary of Proposed Zoning Conditions:

A. The approved uses shall be warehouse, professional services, and parking lot
B. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
C. Driveway connection to Canoy Drive shall not be permitted
D. Existing vegetation may count towards front yard landscaping requirements.
E. A 20’ public use easement for the proposed North Asheboro Greenway shall be granted at no cost to the city within the 100-year floodplain if sought by the city and consistent with engineering plans to be prepared for the greenway. The cost to prepare and record the easement shall be the responsibility of the city.
F. The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He then stated the staff’s Land Development Plan Consistency and Reasonableness statements:

**Proposed Land Use Map:** Urban Residential
**Growth strategy Map:** Primary Growth
**Small Area Map:** Northeast

**Goals/Policies Supporting Request:**

- **Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- **Checklist Item 5:** The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- **Checklist Item 6:** Existing infrastructure is adequate to support the desired zone.
- **Goal 1.2:** Diversified employment opportunities enabling a long-term, stable, high-pay, skilled workforce
- **Checklist Items 12 &14:** 12.) Property is located outside of watershed; 14.) Rezoning is not located on steep slopes of greater than 20%.
- **Goal 4.2:** Environmental impact mitigation and education

**Goals/Policies Not Supporting Request:**

- **Checklist Item 1:** Rezoning is compliant with the Proposed Land Use Map.

**Staff Proposed Plan Consistency and Reasonableness Statement:**

The zoning map amendment is consistent with multiple goals of the Asheboro Land Development Plan related to economic development and environmental stewardship, and is also consistent with the Growth Strategy Map. Although the proposed Land Use Map designates the property as Urban Residential, residential development in the area, which is either recently built, under construction, or approved, complements the limited expansion of an existing industrial use. The zoning map amendment is reasonable given the size and physical conditions of the property and the proposed environmental impact mitigation, the protection to neighboring residential properties through enlarged buffers consisting of undisturbed vegetation and the prohibition of access from Canoy Drive, and the neighboring industrial uses along W. Balfour Avenue.

He then provided the Staff Recommendation and Planning Board Action Items:

**Staff Recommendation:** Approve, attaching conditions as summarized.

**Planning Board Action Items:**

1) Adopt Plan Consistency and Reasonableness Statement
2)
   a) Recommend approval or denial of zoning map amendment RZ-25-18; rezone to I1 (CZ) Industrial Conditional Zoning District to allow warehouse, professional services, and parking lot uses
   b) Attach zoning conditions as summarized or with modification.

Mr. Luck asked if the Board had any questions. Mr. O'Kelley asked if the Noise Ordinance would apply to the request. Mr. Luck stated that the standard noise ordinance, Chapter 6 of the Zoning Ordinance, applies in this case. Mr. O'Kelley asked if any barrier would be installed between the subject property and existing nearby uses. Mr. Luck explained that the applicant proposed a 30-foot wide buffer of trees, and that no additional screening would be needed. Mr. Wilburn asked if any lighting would be required; Mr. Luck answered that standard lighting regulations will apply. Ms. Vuncannon asked if existing vegetation within the designated landscaping areas would be replaced if removed. Mr. Luck confirmed that any disturbed vegetation would have to be replaced, and any additional vegetation would need to be maintained.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Bob Crumley stepped forward to express his support for the request and for the applicant. Mr. Crumley gave a history of the meat packing company and the future of the company. Mr. Crumley explained that no industrial manufacturing will be taking place at the proposed site, and no thinning of the existing buffer would occur. In addition, the existing watershed would not be disturbed. Mr. Crumley added that the owner of the site would like to add offices and processing space; the proposed structure will be a large storage and testing facility. Mr. Crumley also explained that the applicant would be willing to grant an easement for the Asheboro Greenway. There were no questions for Mr. Crumley.

Mr. O'Kelley asked if there was anyone to speak against the request. Don Pritchard and Joan Cox spoke against the request. Both speakers expressed concern about possible noise from the site and large trucks passing by the nearby neighborhood. Mr. Crumley stepped forward to answer the residents' concerns. He stated that trucks will not be going to and from the site 24 hours a day. Mr. Crumley explained that most of the trucks would be box trucks coming into the site early in the morning to deliver product. The building will be operating 24 hours a day, and staff will be working first shift. Mr. O'Kelley asked about the location of the refrigeration equipment. Mr. Crumley explained that the majority of the refrigeration equipment will be inside the building and will not be heard from the outside; some HVAC systems will be installed on the roof. Mr. O'Kelley asked how many loading doors will be installed on the building for trucks. Mr. Crumley answered that there will be two large doors for trucks.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Mr. Patton motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions. Mr. Rich seconded the motion, and the motion carried unanimously.

**B. RZ-25-19: REQUEST TO REZONE PROPERTIES LOCATED AT 113, 115, AND 159 NORTH STREET AND 151 NORTH FAYETTEVILLE STREET, INCLUDING RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7751738393, 7751831208, AND 7751831290, FROM OA6 OFFICE-APARTMENT AND B2 GENERAL COMMERCIAL TO OA6 (CZ) OFFICE-APARTMENT CONDITIONAL ZONING FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.**

Mr. Luck gave a visual presentation on the above-mentioned case. He gave an overview:

**Applicant:** Asheboro Hosiery, LLC
**Location:** 113, 115, and 159 North Street and 151 N. Fayetteville St.
**PIN:** 7751738393, 7751831208, 7751831290
**Size:** 2.86 acres +/-
**Jurisdiction:** Corporate Limits
**Current Land Use:** Vacant Former Acme-McCrary Mill/Multi-Use Commercial
**Overlay Districts:** Tier 1 Center City Planning Area
**Infrastructure:** City utilities are available

He showed the board overview, rezoning, topographical/utilities, aerial, site plan, building elevations, and oblique maps. He then went over the analysis:

1) The proposed use is Dwelling, Multiple Family, not to exceed 151 units
2) **OA6 District Statement of Intent:** The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.

3) **Relevant Zoning Ordinance Definitions:**
   **Dwelling/Residence, Multiple Family:** A structure containing three or more dwelling units.
4) The former Acme-McCrary Mill structure, which completely ceased operations in July 2022, is a Randolph County Historic Landmark, listed on the National Register of Historic Places, and is a contributing structure in the Asheboro Downtown National Register Historic District. Exterior changes to the building will require review and approval through a certificate of appropriateness from the Randolph County Historic Landmark Preservation Commission. The 151 N. Fayetteville St. building is not within the Asheboro Downtown National Register Historic District.
5) Units proposed include 77 one-bedroom, 70 two-bedroom, and 4 three-bedroom (151 total).
6) Interior and exterior recreation space is proposed, including a rooftop pool, fitness and yoga facilities, and a clubhouse.
7) For multi-family adaptive reuse projects such as this proposal, the zoning ordinance requires 1 parking space per unit. The ordinance allows abutting on-street parking to count towards the minimum parking requirement. Recreational vehicle parking is prohibited in an adaptive reuse unless it is located within an entirely enclosed structure that meets code requirements.
8) The number of parking spaces proposed (155) meets the minimum number required by the zoning ordinance; however, 25 spaces are “compact” spaces that do not meet minimum size requirements. 39 onsite parking spaces require railroad right-of-way access.
9) Completed earlier this year by Walker Consultants, the Central Business District Parking Study and Strategy analyzed the potential impact of a 150-unit residential/7,000 square feet non-residential redevelopment of the mill building, the Trade Street renovation project, the redevelopment of the former PNC Bank building into a boutique hotel, and the Jarrell Center City Garden on public parking inventory. When coupled with 2030 growth projections, the study found that public parking inventory will remain available, and additional inventory is not warranted.
10) In forecasting the public parking impact, the study projected 132+/- parking spaces available for the mill redevelopment. These 132 spaces were comprised of 69 spaces in the railroad right-of-way, 28 spaces along North Street, and 35 spaces in the private surface lot. The proposed site plan includes 155 spaces available. The 155 spaces proposed are comprised of 127 private surface lot spaces and 28 spaces along North Street.

Mr. Luck then presented the proposed modifications to the zoning ordinance requirements:

1) (-) Parking lot screening (parking spaces are closer to streets than typically authorized)
2) (-) Parking space size and access.

Mr. Luck listed the Summary of Proposed Zoning Conditions:

A. The approved use shall be Dwelling, Multiple-Family, not to exceed 151 units.
B. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
C. Up to 7,500 square feet of gross floor area may be utilized by land uses permitted by right in the OA6 or B3 zoning districts and not constitute a modification of the conditional zoning district.
D. Demolition to any part of the former Acme-McCrary Mill structure authorized by a Randolph County Historic Landmark Commission Certificate of Appropriateness shall not constitute a modification of the conditional zoning district.

E. A more than 10% increase in proposed parking spaces shall not constitute a modification of the conditional zoning district.
F. Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
G. If solid waste disposal facilities, as shown on the site plan, are deemed to be inadequate, the property owner shall be responsible for ensuring that additional facilities or measures are installed. Any such facilities shall be consistent with city policies and codes.
H. Prior to the issuance of a zoning compliance permit, the applicant shall submit a site plan reflecting any revisions necessary to comply with city codes and conditions of approval.
I. The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He then stated the staff's Land Development Plan Consistency and Reasonableness statements:

**Proposed Land Use Map:** Urban Residential
**Growth strategy Map:** Primary Growth
**Small Area Map:** Northeast

**Goals/Policies Supporting Request:**

- **Checklist Item 1:** Rezoning is compliant with the Proposed Land Use Map.
- **Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- **Checklist Item 4:** The proposed rezoning is compatible with surrounding land uses.
- **Checklist Item 5:** The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- **Checklist Item 8:** The request is an adaptive reuse of a vacant or unused lot or is an infill lot.
- **Checklist Items 12 - 14:** 12.) Property is located outside of watershed; The property is located outside of Special Hazard Flood Area;14.) Rezoning is not located on steep slopes of greater than 20%.

**Goals/Policies Not Supporting Request:**

- Rezoning will promote the type of development described in Design Principles (Single-use as opposed to multi-use; ground-level non-residential uses with upper-floor residential)

**Staff Proposed Plan Consistency and Reasonableness Statements:**

The zoning map amendment is consistent with Asheboro Land Development Plan, complying with the Proposed Land Use Map, Growth Strategy Map, and multiple goals, including the adaptive reuse of historic structures.
The zoning map amendment is reasonable given the size and physical conditions of the property, the provision of a variety of housing opportunities close to employment and services, the reuse of the property and historic structure afforded to the property owner, and the benefits to the downtown area provided through additional residential development.
The previous rezoning established the appropriateness of residential uses and some limited non-residential use, recognizing the potential for adaptive reuse of the

property. This zoning district seeks to present a reasonable way to reuse a vacant and historic structure, acknowledging and addressing limitations related to parking.

He then provided the Staff Recommendation and Planning Board Action Items:

**Staff Recommendation:** Approve, attaching conditions as summarized

**Planning Board Action Items:**

1) Adopt Plan Consistency and Reasonableness Statement
2)
   a) Recommend approval or denial of zoning map amendment RZ- 25-19; rezone to OA6 (CZ) Conditional Zoning District to allow a multi-family development
   b) Attach zoning conditions as summarized or with modification.

Mr. Luck asked if the Board had any questions. Mr. Wilburn asked if there would be parking alongside the building, and Mr. O'Kelley asked if parking would be private. Mr. Luck explained that there would be parking alongside the building, and that parking will be private.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Bob Wilhoit stepped forward to present on the on behalf of Asheboro Hosiery LLC. He showed an aerial video of the site to the Board and provided some history of the site. Following Mr. Wilhoit's presentation, Herb Coleman of Asheboro Hosiery LLC stepped forward and presented the history of his company to the Board. Mr. O'Kelley asked why a large number of one-bedroom units were being proposed. Mr. Coleman answered that one-bedroom apartments are desirable due to market-rate housing, and that the proposed multi-family apartments would not be considered affordable housing. Ms. Vuncannon asked about the timeframe of the project; Mr. Coleman answered that he estimated about three years of permitting before construction. Mr. Colemen also explained that all leases would be long-term.

Mr. O'Kelley asked if there was anyone to speak against the request. No one stepped forward to speak against the request.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Ms. Vuncannon motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions. Mr. Rich seconded the motion, and the motion carried unanimously.

**ITEMS NOT ON THE AGENDA**

There were no items to present.

**ADJOURNMENT**

Mr. O'Kelley adjourned the meeting.

_____ _____

Jamie Wilkins, Planning Board Secretary Michael O'Kelley, Planning Board Chair

## *2025 ADMINISTRATIVELY APPROVED SUBDIVISIONS*

| Name of Subdivision | Case No. | Location | Number of lots | Type of Approval | Notes |
|---|---|---|---|---|---|
| Clear Creek Townhomes | SUB-25-01/RZ-25-02 | East Allred St. | 10 | Preliminary Plat - October 2023 | Residential Planned Unit Development. Preliminary plat had been previously approved. New Preliminary plat required after modifications permitted by Council with rezoning in March, 2025. |

# RZ-25-20

Application to rezone property located at 777, 779, 787 & 803 Albemarle Road (Randolph County Parcel Identification Numbers 7750466579 & 7750464502). The request is to rezone from R7.5 to OA6 (CZ) Conditional Zoning District to allow a multi-family development.

**Zoning Map Amendment: RZ-25-20**
**Staff Report prepared for Asheboro Planning Board**
**Date: November 3, 2025**

| 1. Request | |
|---|---|
| **Applicant:** BLL Holdings, LLC | **Property Owner:** BLL Holdings, LLC |
| **Zoning**<br>***Existing:*** R7.5<br>***Proposed:*** OA6 (CZ) Conditional Zoning<br>***History:*** None | |
| **Required Notice**<br>***Mailed Notice by Applicant:*** 10-14-25 | |

| 2. Site Information | |
|---|---|
| **Location** | 777, 779, 787 & 803 Albemarle Road |
| **PIN** | 7750466579 & 7750464502 |
| **Size** | 3.49 acres +/- |
| **Jurisdiction** | Corporate Limits |
| **Current Land Use** | Vacant |
| **Overlay Districts** | None |
| **Infrastructure** | City utilities are available |
| **Transportation** | |
| ***Street Classification:*** | Minor Thoroughfare |
| ***Maintenance:*** | State |
| ***Other Notes:*** | Average Daily Traffic per NCDOT: 7,100 (2012 Capacity: 10,200). NCDOT reviewed and commented on the plan, indicating that roadway improvements will be warranted, but has not specified details on these. NCDOT expressed support for the sidewalk and prefers that it be located outside of the current public right-of-way, as shown on the site plan. See attached email from NCDOT. |
| **Surrounding Land Use** | |
| ***North:*** | Industrial |
| ***South:*** | Commercial |
| ***East:*** | Cemetery |
| ***West:*** | Commercial |

## 3. Staff Analysis

1) The proposed use is Dwelling, Multiple Family, with a floor area of up to 33 percent, not to exceed 48 units
2) **OA6 District Statement of Intent:** The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.

3) **Relevant Zoning Ordinance Definitions:**
**Dwelling/Residence, Multiple Family:** A structure containing three or more dwelling units.
4) Proposed Floor Area Ratio (FAR) for the project is 30.4%. Multi-family development with a FAR between 22 and 43% requires either a Special Use Permit or Conditional Zoning approval and is subject to increased development standards, such as heightened requirements for building materials, stormwater control measures, a perimeter buffer, and landscaping around buildings (Section 5.05 (36) (see Attachment). The applicant chose to file a conditional rezoning request instead of a general district rezoning request and Special Use Permit. The site plan complies with and is conditioned to meet the same heightened requirements for a higher-density development that is required with a Special Use Permit.
5) The dwellings are located within three three-story buildings consisting of fiber cement as the primary material. There are 12 dwellings in two buildings and 24 dwellings in the third building. There are 12 one-bedroom units and 36 two-bedroom units proposed.
6) Three recreation areas are shown. Two are passive recreation areas, with picnic tables and grills on concrete pads. Staff has requested additional detail on the third area closest to Albemarle Road.

## 4. Modifications to Ordinance Regulations

1) (+) Sidewalk along Albemarle Rd.
2) (+) 99 parking spaces are required for residents and visitors. 102 are proposed.

## 5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

A) The approved use shall be Dwelling, Multiple-Family, not to exceed 48 units.
B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
C) The sidewalk parallel to Albemarle Road, extending the length of the subject property, may be located within the public right-of-way, subject to NCDOT approval, or on private property.
D) Pole mounted and/or wall mounted outdoor lighting shall comply with city ordinances and information on such lighting shall be provided to staff for review and approval prior to installation of this outdoor lighting.
E) If plans for solid waste disposal are deemed to be inadequate, the property owner shall be responsible for ensuring that additional facilities or measures are installed. Any such facilities shall be consistent with city policies and codes.
F) Changes related to locations of cluster box units (CBU) for mail delivery as required by USPS or NCDOT shall not be considered a modification of the conditional zoning district requiring council action.
G) All requirements of Section 5.05(36) shall apply.
H) The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of

| |
|---|
| placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot. |

| **6. Land Development Plan Consistency and Reasonableness** | |
|---|---|
| **Proposed Land Use Map** | Commercial |
| **Growth Strategy Map** | Primary Growth |
| **Small Area Map** | Central |
| **LDP Goals/Policies Supporting Request**<br>• Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.<br>• Checklist Item 4: The proposed rezoning is compatible with surrounding land uses.<br>• Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.<br>• Checklist Item 6: Existing infrastructure is adequate to support the desired zone.<br>• Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.<br>• Checklist Items 12 - 14: 12.) Property is located outside of watershed; The property is located outside of Special Hazard Flood Area;14.) Rezoning is not located on steep slopes of greater than 20%. | |
| **LDP Goals/Policies Not Supporting Request**<br>• Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map. | |
| **Staff Proposed Plan Consistency and Reasonableness Statement** | The zoning map amendment is consistent with Asheboro Land Development Plan, complying with the Growth Strategy Map and multiple goals, including the adaptive reuse of vacant properties and environmental protections such as stormwater control measures included in this request.<br><br>The zoning map amendment is reasonable given the size and physical conditions of the property, the provision of a variety of housing opportunities close to employment and services, the reuse of the property afforded to the property owner, and the benefits to the public through the proposed sidewalk. The proposed sidewalk is recommended by both the city's Comprehensive Pedestrian Plan and Comprehensive Transportation Plan, and is also important to serve higher-density residential uses. |

| **7. Recommendations and Planning Board Action Items** | |
|---|---|
| **Staff Recommendation** | Approve, attaching conditions as summarized and subject to the applicant providing additional detail on the third recreational area. |

| | |
|---|---|
| **Planning Board Action Items** | 1) Adopt Plan Consistency and Reasonableness Statement<br><br>2) a) Recommend approval or denial of zoning map amendment RZ-25-20; rezone to OA6 (CZ) Conditional Zoning District to allow a multi-family development<br><br>b) Attach zoning conditions as summarized or with modification. |

**Asheboro Zoning Ordinance Section 5.05(36)**

**Residential Development with Multiple Family Structures with a Gross Floor Area Ratio in Excess of 0.22 and Up to 0.43.**

(1) Development shall comply with all applicable zoning and subdivision ordinance standards except as modified herein.

(2) Access shall be from a minor thoroughfare or higher classification street.

(3) No parking shall be permitted within the first 25 feet of the required front yard.

(4) Overflow parking spaces for visitors shall be provided. One overflow parking space shall be provided for every ten (10) required parking spaces within the development.

(5) Parking of recreational vehicles, including but not limited to watercraft, travel trailers, and campers, is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance.

(6) Within the required front yard, there shall be planted and maintained one tree which is not less than six feet in height at the time of planting, for each twenty linear feet of street frontage or portion thereof, and one evergreen shrub for each ten linear feet of street frontage or portion thereof. The balance of the required front yard shall be covered with evergreen ground cover or mulch.

(7) A Type D buffer or screen shall be provided adjacent to single or two-family uses or zoning districts. A Type A buffer or screen shall be provided adjacent to all other uses or zoning districts.

(8) Foundation plantings consisting of evergreen shrubs shall be installed along the entire front foundation wall of each building. Plant installation shall be a minimum of two feet in height planted at six-foot intervals.

(9) All Facades: One hundred (100) percent of the area below the facia of any building, excluding trim and similar architectural detailing but including doors and windows, shall be finished with any Building Code approved material except:

(a) Unfinished wood, concrete block (except split-faced block), vinyl siding, metal panels, metal painted panels and any metal panel with "rib" or "u" configuration.

(b) Laminated, composite or press board wood type materials composed of layers of firmly united wood materials made by bonding or impregnating superposed layers with resin and compressed under heat.

(10) All multifamily structures less than three (3) stories in height using a sloped roof shall have a minimum slope of 5 in 12 on the principal roof. All multifamily structures not using a sloped roof shall have a parapet wall above the roof of at least three (3) feet in height.

(11) Stormwater control measures designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual shall be provided. Measures shall control the ten-year post-development peak discharge rates to pre-development peak flow rates. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.

(12) The minimum recreation ratio may be satisfied with a mixture of indoor and outdoor amenity space, provided that no more than fifty (50) percent of the recreated space is located within an enclosed structure.

(13) A full-time on-site manager shall be provided for multifamily dwellings with a total of 75 units or more. A permanent office shall be provided for the manager. The floor area contained in the on-site manager's office shall not be counted in the total FAR.

**From:** Kimes, Tyler J
**To:** John Evans
**Cc:** Justin Luck; Richardson, Justin T
**Subject:** RE: [External Sender] [External] Proposed multi-family (48 apartments) at 779 and 803 Albemarle Road
**Date:** Tuesday, October 14, 2025 2:10:32 PM
**Attachments:** image003.png
image004.png
image006.png

---

John,

Good deal. And my apologies for the confusion, yes it looks like he is planning to connect the 803 parcel with this one so that is great! You can void my previous comment about interconnectivity.

Thanks,

**Tyler Kimes, EI**
Senior Assistant District Engineer
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office
336-318-4005 – Direct
Tjkimes@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

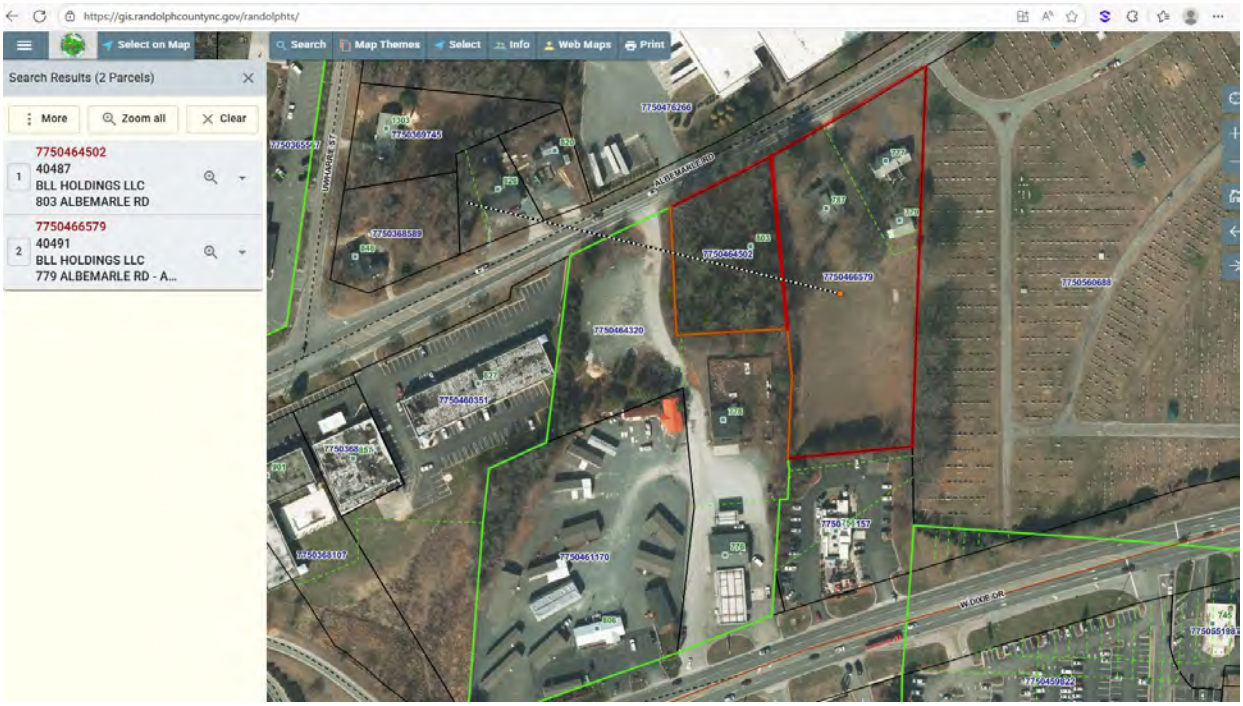
---

**From:** John Evans <jevans@ci.asheboro.nc.us>
**Sent:** Tuesday, October 14, 2025 12:58 PM
**To:** Kimes, Tyler J <tjkimes@ncdot.gov>
**Cc:** Justin Luck <jluck@ci.asheboro.nc.us>; Richardson, Justin T <jtrichardson@ncdot.gov>
**Subject:** RE: [External Sender] [External] Proposed multi-family (48 apartments) at 779 and 803 Albemarle Road

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Thank you very much for this information, Tyler. We will share this with the applicant. On previous zoning approvals, we have had conditions worded to state that there be a sidewalk required along the roadway either within the right-of-way or on private property. That way, if NCDOT has concerns with issuing an encroachment agreement or topography doesn't allow for it, we have an alternative for a sidewalk on the applicant's property parallel to the roadway.

**I do have one question on the connectivity before sharing this with the applicant.** There is only one driveway for both parcels, which are outlined in red below. **Is there some other connectivity that needs to be shown?** The other properties are the BP gas station, and the Burger King located on W. Dixie Drive.




Also, thanks for letting me know about those personnel changes. I didn't realize Jeron had retired, or that Jen wasn't working in your office, but we wish them both the best. I will certainly include Justin Richardson in the emails, and we look forward to continuing to work with him in his new position, as well as yourself.

Thanks!
John

---

John L. Evans, AICP, CZO
Community Development Director
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)
http://www.asheboronc.gov | *Note: Development-related fees will change effective January 1, 2025.*

Asheboro All-America City 2016 — National Civic League

North Carolina Main Street Community

E-mail correspondence to and from this sender is subject to North Carolina Public Records Law and may be disclosed to third parties.

---

**From:** Kimes, Tyler J <tjkimes@ncdot.gov>
**Sent:** Tuesday, October 14, 2025 9:10 AM
**To:** John Evans <jevans@ci.asheboro.nc.us>
**Cc:** Justin Luck <jluck@ci.asheboro.nc.us>; Richardson, Justin T <jtrichardson@ncdot.gov>
**Subject:** RE: [External Sender] [External] Proposed multi-family (48 apartments) at 779 and 803 Albemarle Road

John,

Thank you for sending this. An NCDOT driveway permit will be needed for this site. Assuming that this is the same owner developing 803 Albemarle Rd, I highly recommend interconnectivity and utilizing a shared driveway connection to serve these two parcels. I do anticipate roadway improvements being warranted given the proposed 48 dwellings and the ADT on Albemarle Rd (7,100 VPD).

You are correct STIP limits stop prior to this parcel. It would be great if sidewalk could be placed outside of the Right of Way, but it is allowed within it. The property line should match the right of way line on a new plat. This is a requirement in some municipalities.

If you would, please email our District Engineer, Mr. Justin Richardson, and myself going forward. Jeron has retired and Jen is no longer working in our office.

If you have any questions please don't hesitate to ask.
Thanks!

**Tyler Kimes, EI**
Senior Assistant District Engineer
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office
336-318-4005 – Direct
Tjkimes@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

---

**From:** John Evans <jevans@ci.asheboro.nc.us>
**Sent:** Monday, October 13, 2025 4:34 PM
**To:** Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Kimes, Tyler J <tjkimes@ncdot.gov>; Britt, Jennifer L <jlbritt1@ncdot.gov>
**Cc:** Justin Luck <jluck@ci.asheboro.nc.us>
**Subject:** [External] Proposed multi-family (48 apartments) at 779 and 803 Albemarle Road

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Good Afternoon Everyone:

I wanted to share with you a proposal on the Planning Board agenda on November 3 and City Council agenda on December 4. This is located 779 and 803 Albemarle Road, about 0.2 miles east of I-73/74. This includes 48 dwellings, with 12 one-bedroom and 36 two-bedroom units. A few items I wanted to get your thoughts on:

1. The Comprehensive Transportation Plan and Pedestrian Plan recommends a sidewalk for this location, so we plan to recommend that a sidewalk be added to the plan along Albemarle Road. There is not curb and gutter along Albemarle Road currently. It doesn't appear that there are improvements proposed on the current STIP. On Appendix C-8, on page 81 of the PDF here, it shows that the existing right-of-way is "Adequate". **Do you prefer that the sidewalk be located within the right-of-way or on the property parallel to Albemarle Road?**
2. It also appears that there is overlap between the public right-of-way and the property line indicated on the site plan. **Do you have any comment on that?**
3. **Are there any other comments that you would like us to share with the applicant, Planning Board or City Council?**

Thanks!
John

---

John L. Evans, AICP, CZO
Community Development Director
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)
http://www.asheboronc.gov | *Note: Development-related fees will change effective January 1, 2025.*

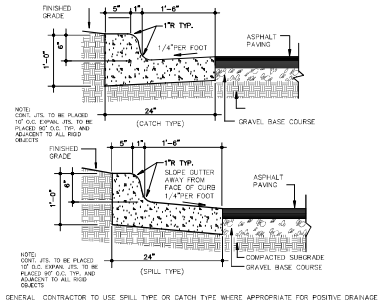
E-mail correspondence to and from this sender is subject to North Carolina Public Records Law and may be disclosed to third parties.

---

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

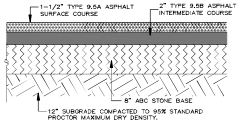
---

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

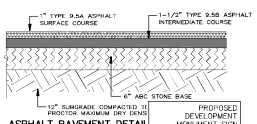



GENERAL CONTRACTOR TO USE SPILL TYPE OR CATCH TYPE WHERE APPROPRIATE FOR POSITIVE DRAINAGE

**STANDARD 24" CURB & GUTTER**
NOT TO SCALE




**ASPHALT PAVEMENT DETAIL (HEAVY DUTY)**
NOT TO SCALE




**ASPHALT PAVEMENT DETAIL**
NOT TO SCALE

PROPOSED DEVELOPMENT MONUMENT SIGN COMPLIANT WITH LAND DEVELOPMENT ORDINANCE SIGNAGE REGULATIONS

FRONT LANDSCAPING YARD
1 TREE PER 20 LF
1 EVERGREEN SHRUB PER 10 LF

DB TOP B/C: 843.03
18" INV. OUT:840.31

N/F
ENERGIZER MANUFACTURING INC
PIN #: 7750-47-6266
DB: 1810 PG: 2091

CI TOP: 840.33
18" INV. IN:837.23
18" INV. OUT:837.20

18" FFS INV:836.61

50' PUBLIC RIVER BASIN

50' PUBLIC SANITARY SEWER MAIN

ALBEMARLE RD.

EXISTING RIGHT OF WAY

3 STORY
24 UNIT
BUILDING

FDC

FOUNDATION LANDSCAPING
1 SHRUB PER 6 LINEAR FEET

GROUND MOUNTED
A/C UNITS (TYPICAL)

N/F
ASHEBORO CITY CEMETARY
PIN #: 7750-56-0688
DB: 278 PG: 404

DUMPSTER PADS WITH SCREENING FENCE

PERMANENT STORMWATER MANAGEMENT STRUCTURE

15' TYPE "A" BUFFER

CONCRETE PAD
PICNIC/ GRILL
AREA

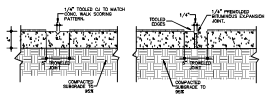
3 STORY
12 UNIT BUILDING

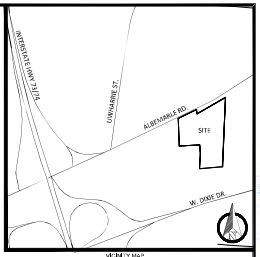
N/F
315655T LLC
PIN #: 7750-46-4302
DB: 2435 PG: 1430
ZONING: B2
USE: AUTOMOBILE SERVICE

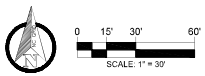
PARKING LOT LANDSCAPING
1 TREE PER 20 REQUIRED
PARKING SPACES

3 STORY
12 UNIT
BUILDING

N/F
BURGER KING COMPANY
PIN #: 7750-46-5157
DB: 2822 PG: 1241
ZONING: B2
USE: FAST FOOD SERVICE




NOTES:

1. TOPOGRAPHIC, UTILITY, AND ROADWAY INFORMATION WERE TAKEN FROM AVAILABLE RANDOLPH COUNTY GIS DATA.
2. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY SURVEY CAROLINA, PLLC RECORDED IN PB:192, PG:95 IN THE RANDOLPH COUNTY REGISTER OF DEEDS.
3. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP WHICH MAY NOT BE SHOWN HERE.
4. BUILDINGS SHALL BE EQUIPPED WITH FIRE SUPPRESSION SYSTEMS.
5. WATER, SEWER, AND STORM DRAINAGE LAYOUTS SHOWN ARE PRELIMINARY. DESIGN OF WATER, SEWER, AND STORM DRAINAGE SYSTEMS WILL CHANGE DURING DESIGN DEVELOPMENT OF CONSTRUCTION DRAWINGS.

## REVIEW INFORMATION

TYPE OF REVIEW:

- (●) CONDITIONAL USE REZONING
- ( ) SITE PLAN AMENDMENT
- ( ) SPECIAL USE PERMIT (ELECTED BODY ONLY)
- ( ) FINAL DEVELOPMENT PLAN
- ( ) PRELIMINARY SUBDIVISION
- (●) PLANNING BOARD REVIEW

JURISDICTION
(●) CITY OF ASHEBORO

## PURPOSE STATEMENT:

THE PURPOSE FOR RE-ZONING REQUEST IS TO GAIN APPROVAL TO DEVELOP THIS PROPERTY INTO A MULTI-FAMILY RESIDENTIAL PROJECT.

## INFRASTRUCTURE

WATER: (●) PUBLIC ( ) PRIVATE
SEWER: (●) PUBLIC ( ) PRIVATE
STREETS: ( ) PUBLIC (●) PRIVATE

NOTE: WATER AND SEWER WITHIN THE DEVELOPMENT MAY BE PRIVATE OR PUBLIC, TO BE DETERMINED BY THE CITY OF ASHEBORO PUBLIC WORKS DEPARTMENT.

## SITE SIZE AND COVERAGES

TOTAL ACREAGE: ±3.49 AC

SITE COVERAGE: 43.55%

BUILDING TO LAND 13.47 %
(TWO, 3,435 SF FOOTPRINT BUILDINGS AND ONE 9,660 SF BUILDING)
PAVEMENT TO LAND 30.08 %
(ASPHALT, SIDEWALKS, DRIVEWAYS, AMENITY, ETC.)
OPEN SPACE 56.44 %
TOTAL (100%)

EXISTING BUILT UPON AREA: ±N/A SF
PROPOSED BUILT UPON AREA: ±1.52 AC

## OFF-STREET PARKING:

PROPOSED USE: Dwelling Multiple Family Units
REQUIRED PARKING: 1.5 SPACES PER 1 BEDROOM UNIT
-> 12 * 1.5 = 18 SPACES REQUIRED
REQUIRED PARKING: 2 SPACES PER 2 BEDROOM UNIT
-> 36 * 2 = 72 SPACES REQUIRED
REQUIRED VISITOR PARKING: 1 PER 10 REQUIRED SPACES = 9 SPACES REQUIRED

TOTAL REQUIRED PARKING SPACES: 18+72+9=99 SPACES

PARKING PROVIDED: 102 SPACED INLCUDING 4 "ACCESSIBLE" SPACES

NOTE: RV PARKING IS PROHIBITED

## BUFFER YARDS

ADJOINING ZONING: R2 & R7.5
TYPE REQUIRED: A
WIDTH PROVIDED: 15'

## WATERSHED CALCULATIONS/DATA:

WATERSHED: CITY WIDE

ENFORCEMENT AGENCY:

## IMPERVIOUS SURFACE AREA (ISA) BREAKDOWN:

- 4,019 SF SIDEWALK = 0.09 AC
- 3,355 SF CURBING = 0.08 AC
- 38,036 SF ASPHALT = 0.90 AC
- 20,520 SF BUILDING = 0.47 AC
- 432 SF PIONIC AREA = 0.01 AC
- TOTAL = 66,362 SF = 1.52 AC = 1.52/3.49 AC = 43.55% ISA

NOTE: PROPOSED STORMWATER CONTROL MEASURES WILL BE DESIGNED TO LIMIT 10-YEAR POST CONSTRUCTION PEAK RUNOFF RATES TO A MAXIMUM OF 10-YEAR PRE-CONSTRUCTION PEAK RUNOFF RATES.

**DIMENSIONAL STANDARDS OA6:**
MINIMUM LOT SIZE: 6,000 SF
MINIMUM WIDTH: 60 FT
STREET SETBACK: 25 FT
SIDE SETBACK: 10 FT
REAR SETBACK: 20 FT
SEPARATION OF BLDGS: 15D
MAX HEIGHT: 35 FT

**SURFACE WATER CLASSIFICATIONS:**
STREAM INDEX: 13-28-(1)
STREAM NAME: Little River
DESCRIPTION: From source to Sugg Creek
CLASSIFICATION: C
EFFECTIVE DATE: 04/01/2006 August 2, 1992
RIVER BASIN: Yadkin Pee-Dee

**FLOODPLAIN:**
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP NUMBER 37107750000J DATED JANUARY 2, 2008.

**WETLANDS:**
N/A

## HABITABLE FLOOR AREA:

12-UNIT BUILDING: 12,400 SF
24-UNIT BUILDING: 21,430 SF
TWO 12-UNIT BUILDINGS PLUS ONE 24-UNIT BUILDING = 2*12,400 + 21,430 = 46,230 SF

PERCENTAGE HABITABLE FLOOR AREA TO SITE AREA:
46,230 SF / 3.49 AC*(43560SF/AC) =30.4%

## RECREATION SPACE:

RECREATION SPACE REQUIRED: 6.6% OF LOT AREA=0.23 AC =10,033 SF

RECREATION SPACE PROVIDED: 6.6% OF LOT AREA=0.23 AC =10,033 SF

NOTE: ACTUAL LOCATION OF RECREATION AREA MAY VARY WITH DESIGN DEVELOPMENT OF CONSTRUCTION DRAWINGS.

## ZONING

EXISTING ZONING: R2 & R7.5

PROPOSED ZONING: MA (CZ)

PROPOSED USES:
RESIDENTIAL BUILDING - MULTIFAMILY;

## DENSITY CALCULATIONS

# OF UNITS OR LOTS 48

DENSITY: 48 UNITS/ ±3.49 Ac. = 13.75 UNITS/Ac

## PROPERTY INFORMATION

PIN #'S 7750466573 & 7750464502

TAX BLOCKS N/A

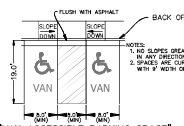
ADDRESSES: 779 ALBEMARLE RD, ASHEBORO, NC
803 ALBEMARLE RD, ASHEBORO, NC

## CURRENT OWNER(S) INFORMATION

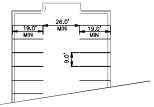
**OWNER(S):**
BLL HOLDINGS LLC
PO BOX 2021
ASHEBORO, NC 27204

**CONTACT:**
BRIAN LUCAS
PO BOX 2021
ASHEBORO, NC 27204
EMAIL:bllucas13@gmail.com
PHONE: 336-465-0947

**DEED REFERENCE(S):**
DB 2973, PG 1428
DB 2947, PG 995




"VAN ACCESSIBLE PARKING SPACE"
TYPICAL LAYOUT
NOT TO SCALE




TYPICAL PARKING DIMENSIONS

LEGEND:

P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
PROPERTY BOUNDARY
ADJOINING BOUNDARY
EXISTING RIGHT-OF-WAY
SS GIS SANITARY SEWER
W GIS WATER
RECREATION SPACE

GREEN MOUNTAIN ENGINEERING, PLLC
1A WENDY CT
GREENSBORO, NC 27409
Tel: 336.294.9394
CERTIFICATE #P-0826
www.greenmountainengineers.com

SEALS:

PRELIMINARY PLAN NOT FOR CONSTRUCTION

APPLICANT/DEVELOPER/OWNER:

BLL Holdings, LLC
PO Box 2021
Asheboro, NC 27204
Phone:336.465.0947
email:bllucas13@gmail.com

# 779 & 803 ALBEMARLE ROAD

STATE:NORTH CAROLINA
COUNTY: RANDOLPH
MUNICIPALITY: ASHEBORO
TOWNSHIP: ASHEBORO

PARCEL ID: 7750-46-4502
7750-46-6579
DESIGNED BY: GME
CHECKED BY: GME
DATE: OCTOBER 24, 2025
PROJECT: 25-006
REVISIONS:

811
CALL 811 BEFORE YOU DIG !

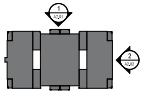
SHEET TITLE:
RZ PLAN

SCALE: 1" = 30'
SHEET NO.:
RZ-1.00

2 SIDE 2 ELEVATION
3/16" = 1'-0"

1 REAR ELEVATION
3/16" = 1'-0"

## KEY PLAN



## ELEVATIONS NOTES

1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. ACCESSIBLE ROUTES - ADJUST FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
5. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2018 IBC.
7. PROVIDE 2" NOMINAL ADHERED BRICK VENEER AT AREAS OF MASONRY THAT OCCUR ABOVE THE THIRD FLOOR LEVEL. ADHERED BRICK VENEER TO MATCH STANDARD BRICK USED BELOW IN BOTH APPEARANCE AND PROJECTION FROM STUD WALL. FUR OUT STUD WALLS AS REQUIRED.
8. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
9. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
10. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
11. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
12. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
13. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

## FINISH SCHEDULE

ISSUE DATE:

REVISIONS

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

# ALBEMARLE ROAD APARTMENTS

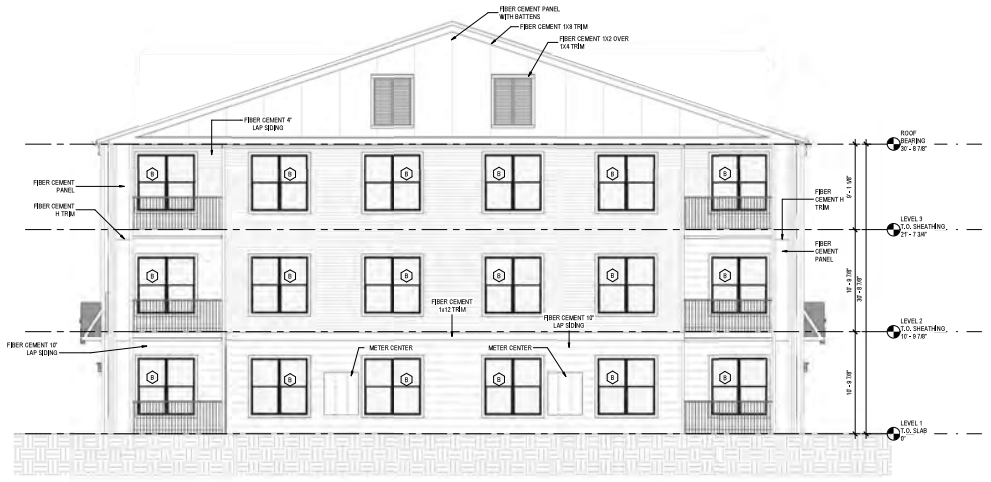
## 803 ALBEMARLE ROAD

BSB DESIGN
www.bsbdesign.com
701 West Summit Avenue, Suite 210
Charlotte, North Carolina 28203
704.376.2324

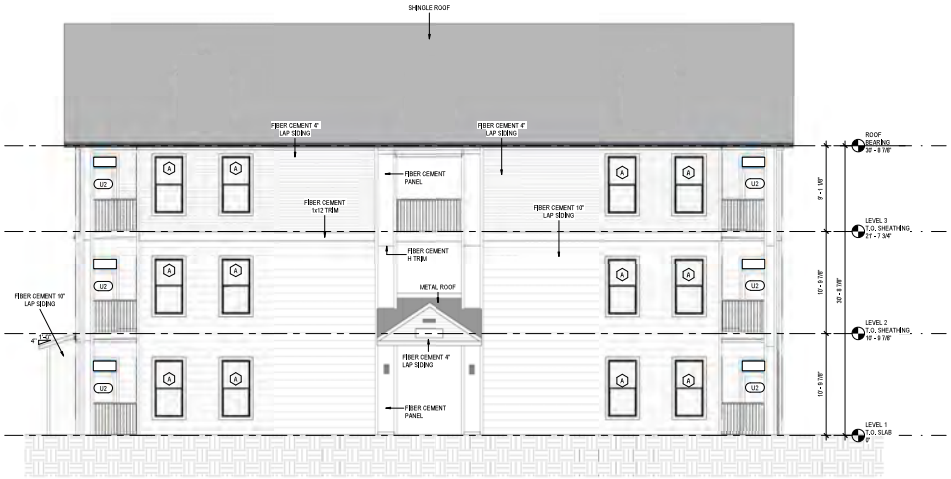
DRAWN CHECKED

BUILDING A ELEVATIONS

ZA-01

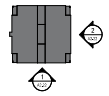



2 SIDE 2 ELEVATION
3/16" = 1'-0"




1 REAR ELEVATION
3/16" = 1'-0"

## KEY PLAN



## ELEVATIONS NOTES

1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. ACCESSIBLE ROUTES - ADJUST FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
5. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR MORE INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2018 IBC.
7. PROVIDE 2" NOMINAL ADHERED BRICK VENEER AT AREAS OF MASONRY THAT OCCUR ABOVE THE THRU-FLOOR LEVEL. ADHERED BRICK VENEER TO MATCH STANDARD BRICK USED BELOW IN BOTH APPEARANCE AND PROJECTION FROM STUD WALL. FUR OUT STUD WALLS AS REQUIRED.
8. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS NOTED OTHERWISE.
9. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
10. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
11. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
12. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
13. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

## FINISH SCHEDULE

ISSUE DATE:

REVISIONS

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

# ALBEMARLE ROAD APARTMENTS

**803 ALBEMARLE ROAD**

BSB DESIGN
www.bsbdesign.com
701 West Summit Avenue, Suite 210
Charlotte, North Carolina 28203
704.376.1555

JOB NO.
DRAWN CHECKED

BUILDING B ELEVATIONS

ZA-02

## ACCESSIBILITY NOTES & LEGEND

REFER TO ACCESSIBILITY SHEETS REQUIREMENTS FOR GRAB BAR BLOCKING. PROVIDE LEVEL PLYWOOD SHEATHING OR SOLID 2x WOOD BLOCKING BETWEEN WALL STUDS FOR FUTURE INSTALLATION OF GRAB BARS AROUND TOILETS, TUBS AND SHOWERS.

REFER TO GRAB BAR REINFORCEMENT BLOCKING REQUIREMENT WHERE INDICATED

REFER TO CLEAR FLOOR SPACE REQUIREMENT WHERE INDICATED

## UNIT PLAN NOTES

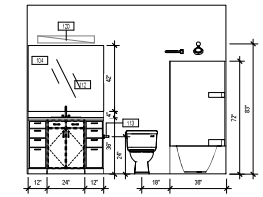
1. REFER TO ASSEMBLY PLAN SHEETS FOR FURTHER INFORMATION ON OVERALL FLOOR LAYOUT AND DISTRIBUTION OF VARIOUS UNIT TYPES.
2. ALL NON-DIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLES PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE OF STUDS OR TO FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
5. REFER TO ASSEMBLY CONSTRUCTION TYPES FOR WALL, FLOOR/CEILING AND CEILING/ROOF TYPES ON A0.51.
6. REFER TO A0.51 SHEETS FOR FURTHER INFORMATION ON WALLS, FLOOR/CEILING AND ROOF FIRE RATED CONSTRUCTION ASSEMBLIES.
7. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED ON PLANS.
8. WINDOW SUPPLIER TO VERIFY SILL HEIGHT NOT LESS THAN 24" ABOVE FLOOR.
9. WINDOW SUPPLIER TO VERIFY LOCATIONS OF SAFETY GLAZING PER SECTION 2406 OF THE 2018 IBC.
10. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT ALL LOCATIONS REQUIRED BY THE 2018 IBC BUILDING CODE AND LOCAL AMENDMENTS.
11. ALL FRAMING LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
12. WALL AND CEILING FINISHES SHALL MEET THE FLAME SPREAD AND SMOKE DEVELOPED REQUIREMENTS PER CHAPTER 8 OF THE 2018 INTERNATIONAL BUILDING CODE.
13. ONLY THE GROUND FLOOR SHALL BE CONCRETE. ALL TENANT SPACE FLOORS SHALL BE FINISHED PER PLANS.
14. G.C. TO COORDINATE ALL PLUMBING /MECHANICAL /FIRE PROTECTION PENETRATIONS THROUGH FLOORS /WALLS WITH MEP/FP ENGINEERING AND STRUCTURAL DRAWINGS.
15. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR RELATED ITEMS.
16. SEE STRUCTURAL DRAWINGS FOR RELATED ITEMS.
17. FOR ADDITIONAL NOTES SEE DETAILS.
18. PROVIDE BLOCKING FOR GRAB BARS, CABINETS, ETC, AS REQUIRED. SEE A0.11 & A0.12 FOR GRAB BAR BLOCKING REQUIREMENTS.
19. SEE SHEETS A0.11-A0.13 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.

## UNIT PLAN LEGEND

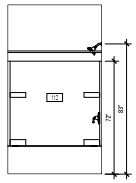
- 101 — DOOR TAG
- 1 — WINDOW TAG
- 1/A0.1 — INTERIOR ELEVATION TAG
- 1 / W1 — WALL ASSEMBLY TAG
- 1 — WALL TYPE TAG
- ACCESSIBLE CLEAR FLOOR SPACE

## UNIT KEY NOTES

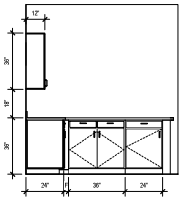
| KEY VALUE | KEYNOTE TEXT |
|---|---|
| 101 | MICROWAVE WITH RECIRCULATING HOOD |
| 102 | MICROWAVE AND, PROVIDED BY OWNER AS NEEDED |
| 104 | MIRROR |
| 105 | DISHWASHER |
| 106 | OVEN |
| 107 | REFRIGERATOR |
| 108 | REMOVABLE BASE CABINET, COUNTER TO BE SELF SUPPORTING WITHOUT CABINET, FLOORING TO RUN UNDER CABINET |
| 110 | GRAB BAR, REFER TO ACCESSIBILITY SHEET A0.06 |
| 111 | LOCKABLE PANTRY |
| 112 | PREFABRICATED SHOWER UNIT, REFER TO ACCESSIBILITY SHEET A0.06 |
| 113 | TOILET PAPER HOLDER |
| 114 | TOWEL BAR |
| 118 | INSTALL SO THE TOP OF SINK RIM AND COUNTER IS 34" MAX A.F.F. |
| 129 | LIGHT FIXTURE, SEE ELECTRICAL AND INTERIORS |



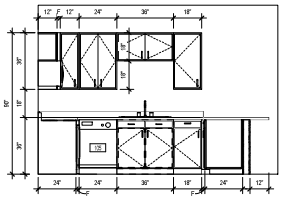
7 A1 BATHROOM 1 ELEVATION 2
3/8" = 1'-0"



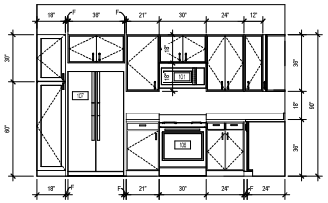
6 A1 BATHROOM 1 ELEVATION 1
3/8" = 1'-0"



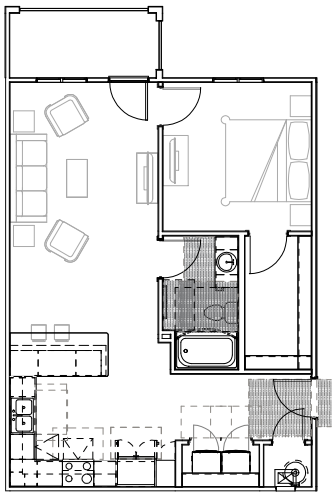
5 A1 KITCHEN ELEVATION -3
3/8" = 1'-0"



4 A1 KITCHEN ELEVATION 2
3/8" = 1'-0"

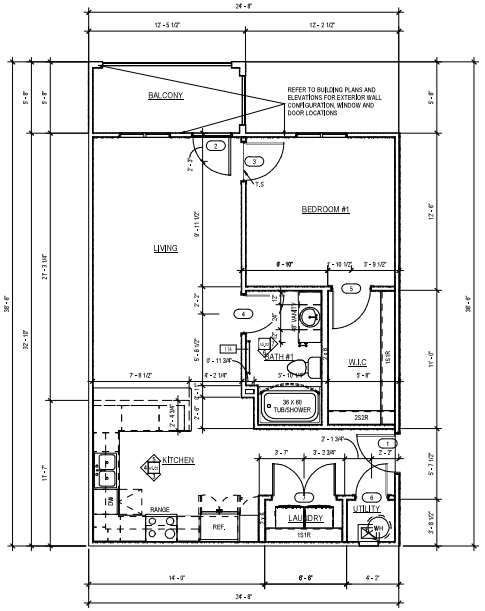


3 A1 KITCHEN ELEVATION 1
3/8" = 1'-0"



2 A1 UNIT CLEAR FLOOR SPACE PLAN
1/4" = 1'-0"

ANSI TYPE-B, OPTION-A




1 A1 UNIT PLAN
1/4" = 1'-0"

ISSUE DATE:

REVISIONS

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

# ALBEMARLE ROAD APARTMENTS

## 803 ALBEMARLE ROAD

BSB DESIGN
www.bsbdesign.com
701 West Summit Avenue, Suite 210
Charlotte, North Carolina 28203
704.376.1555

DRAWN: CHECKED:

A1 UNIT PLANS AND ELEVATIONS

ZA-03

## ACCESSIBILITY NOTES & LEGEND

REFER TO ACCESSIBILITY SHEETS REQUIREMENTS FOR GRAB BAR BLOCKING. PROVIDE LEVEL PLYWOOD SHEATHING OR SOLID 2x WOOD BLOCKING BETWEEN WALL STUDS FOR FUTURE INSTALLATION OF GRAB BARS AROUND TOILETS, TUBS AND SHOWERS.

REFER TO GRAB BAR REINFORCEMENT BLOCKING REQUIREMENT WHERE INDICATED

REFER TO CLEAR FLOOR SPACE REQUIREMENT WHERE INDICATED

## UNIT PLAN NOTES

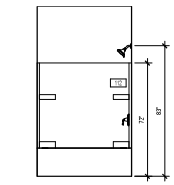
1. REFER TO ASSEMBLY PLAN SHEETS FOR FURTHER INFORMATION ON OVERALL FLOOR LAYOUT AND DISTRIBUTION OF VARIOUS UNIT TYPES.
2. ALL NON-DIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
3. ALL ANGLES PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE OF STUDS OR TO FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
5. REFER TO ASSEMBLY CONSTRUCTION TYPES FOR WALL, FLOOR/CEILING AND CEILING/ROOF TYPES ON A6.01.
6. REFER TO A6.01 SHEETS FOR FURTHER INFORMATION ON WALLS, FLOOR/CEILING AND ROOF FIRE RATED CONSTRUCTION ASSEMBLIES.
7. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED ON PLANS.
8. WINDOW SUPPLIER TO VERIFY SILL HEIGHT NOT LESS THAN 24" ABOVE FLOOR.
9. WINDOW SUPPLIER TO VERIFY LOCATIONS OF SAFETY GLAZING PER SECTION 2406 OF THE 2018 IBC.
10. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT ALL LOCATIONS REQUIRED BY THE 2018 IBC BUILDING CODE AND LOCAL AMENDMENTS.
11. ALL FRAMING LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
12. WALL AND CEILING FINISHES SHALL MEET THE FLAME SPREAD AND SMOKE DEVELOPED REQUIREMENTS PER CHAPTER 8 OF THE 2018 INTERNATIONAL BUILDING CODE.
13. ONLY THE GROUND FLOOR SHALL BE CONCRETE. ALL TENANT SPACE FLOORS SHALL BE FINISHED PER PLANS.
14. G.C. TO COORDINATE ALL PLUMBING /MECHANICAL /FIRE PROTECTION PENETRATIONS THROUGH FLOORS /WALLS WITH MEP/FP ENGINEERING AND STRUCTURAL DRAWINGS.
15. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR RELATED ITEMS.
16. SEE STRUCTURAL DRAWINGS FOR RELATED ITEMS.
17. FOR ADDITIONAL NOTES SEE DETAILS.
18. PROVIDE BLOCKING FOR GRAB BARS, CABINETS, ETC, AS REQUIRED. SEE A0.11 & A0.12 FOR GRAB BAR BLOCKING REQUIREMENTS.
19. SEE SHEETS A0.11-A0.13 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.

## UNIT PLAN LEGEND

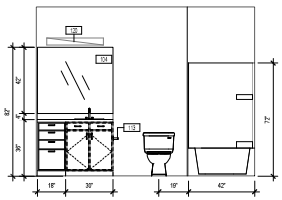
- 101 — DOOR TAG
- 1 — WINDOW TAG
- A5.01 — INTERIOR ELEVATION TAG
- 1 / A12 — WALL ASSEMBLY TAG
- A — WALL TYPE TAG
- ACCESSIBLE CLEAR FLOOR SPACE

## UNIT KEY NOTES

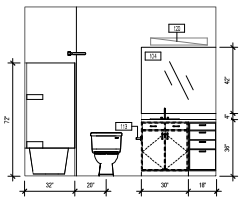
| KEY VALUE | KEYNOTE TEXT |
|---|---|
| 101 | MICROWAVE WITH RECIRCULATING HOOD |
| 102 | MICROWAVE AND, PROVIDED BY OWNER AS NEEDED |
| 104 | MIRROR |
| 105 | DISHWASHER |
| 106 | OVEN |
| 107 | REFRIGERATOR |
| 108 | REMOVABLE BASE CABINET, COUNTER TO BE SELF SUPPORTING WITHOUT CABINET, FLOORING TO RUN UNDER CABINET |
| 110 | GRAB BAR, REFER TO ACCESSIBILITY SHEET A0.06 |
| 111 | LOCKABLE PANTRY |
| 112 | PRE-FABRICATED SHOWER UNIT, REFER TO ACCESSIBILITY SHEET A0.06 |
| 113 | TOILET PAPER HOLDER |
| 114 | TOWEL BAR |
| 118 | INSTALL SO THE TOP OF SINK RIM AND COUNTER IS 34" MAX A.F.F. |
| 120 | LIGHT FIXTURE, SEE ELECTRICAL AND INTERIORS |



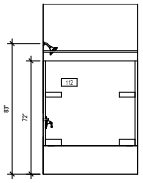
9 B2 BATHROOM 1 ELEVATION 4
3/8" = 1'-0"



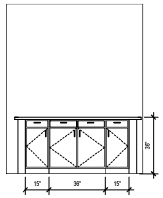
8 B2 BATHROOM 1 ELEVATION 3
3/8" = 1'-0"



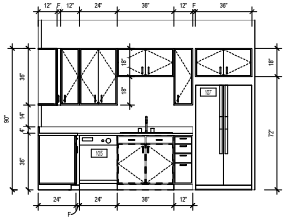
7 B2 BATHROOM 2 ELEVATION 2
3/8" = 1'-0"



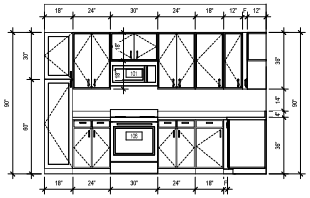
6 B2 BATHROOM 2 ELEVATION 1
3/8" = 1'-0"



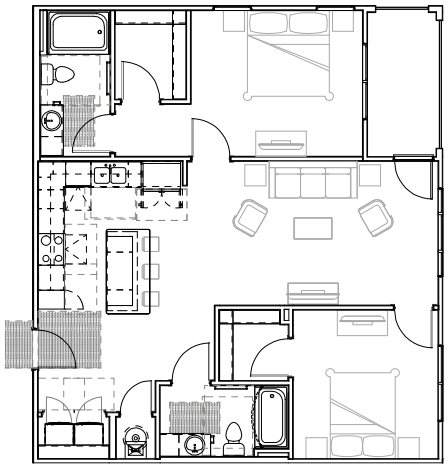
5 B2 KITCHEN ELEVATION 3
3/8" = 1'-0"



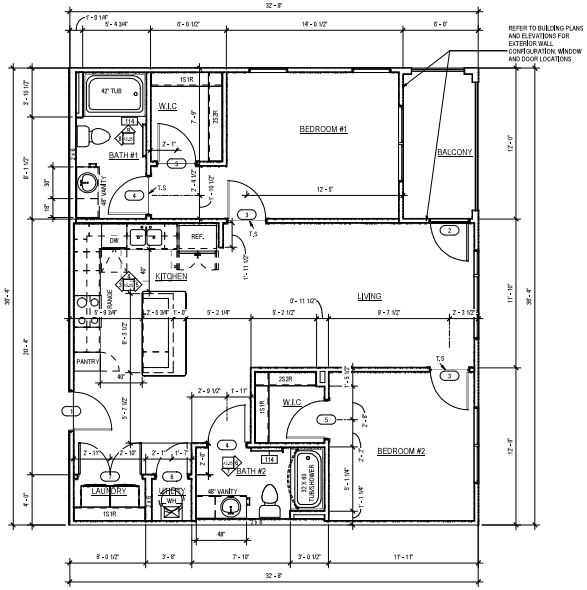
4 B2 KITCHEN ELEVATION 2
3/8" = 1'-0"



3 B2 KITCHEN ELEVATION 1
3/8" = 1'-0"



2 B2 UNIT CLEAR FLOOR SPACE PLAN
1/4" = 1'-0"
ANSI TYPE-B, OPTION-A




1 B2 UNIT PLAN
1/4" = 1'-0"

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

# ALBEMARLE ROAD APARTMENTS

**803 ALBEMARLE ROAD**

ISSUE DATE:

REVISIONS

BSB DESIGN
www.bsbdesign.com
701 West Summit Avenue, Suite 210
Charlotte, North Carolina 28203
704.376.1555

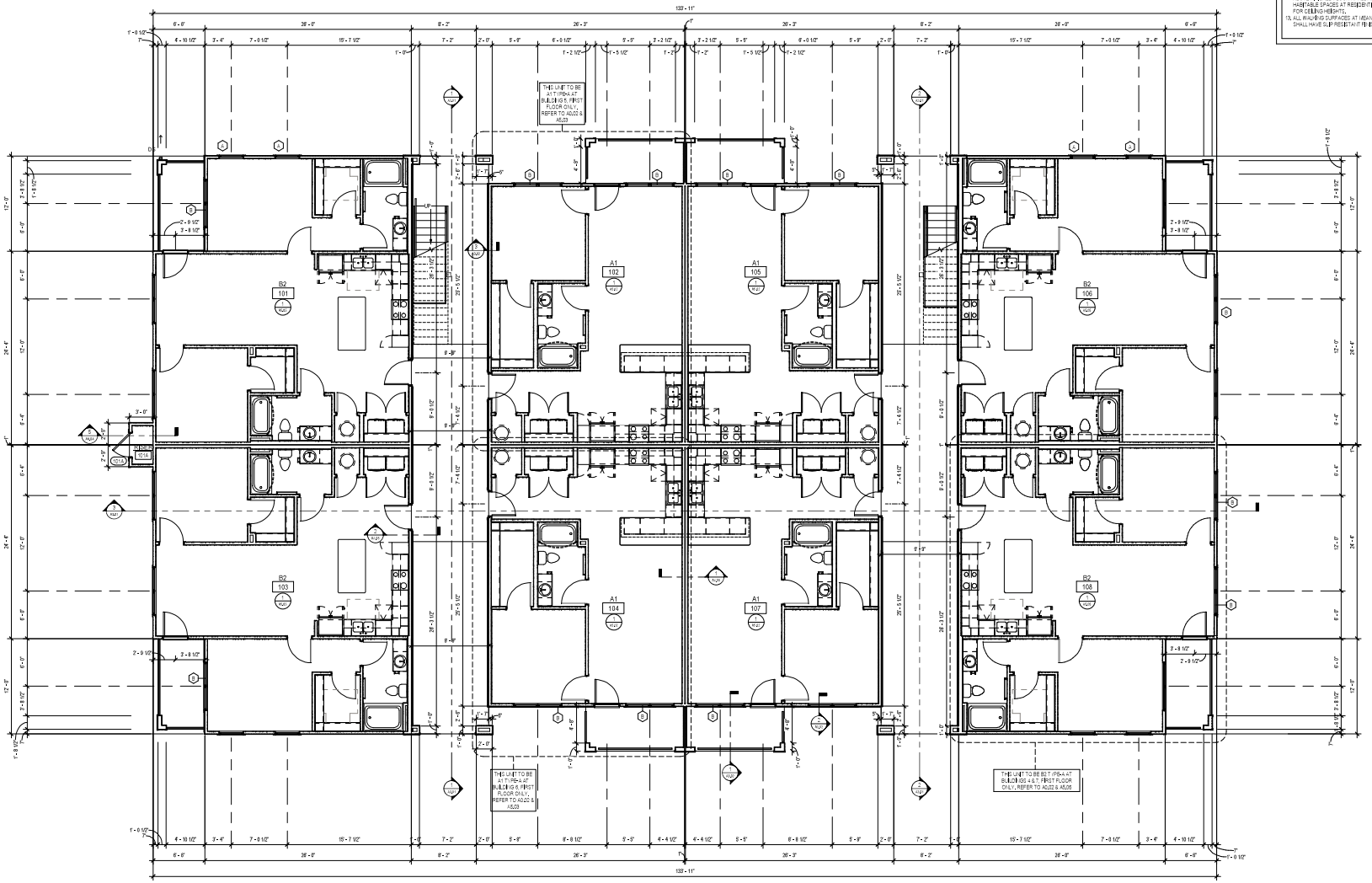
JOB NO.
DRAWN
PROJ MGR
CHECKED

B2 UNIT PLANS AND ELEVATIONS

ZA-04

## BUILDING PLAN NOTES

1. SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
2. COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
3. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
4. GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
5. SEE A0.1 SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
6. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7. REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
8. REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
9. AT LOCATIONS WHERE 2/4 UNIT DEMISING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR FRAMING WILL BE REQUIRED TO TRANSITION TO 2X6 WALL FRAMING.
10. ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
11. CONTINUE 2X6 STUD FRAMING AND ALL LAYERS OF INTERIOR GYPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYP.
12. MAINTAIN MINIMUM 7'-6" (80") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL ASSEMBLY AREAS AND HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
13. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.




1 LEVEL 1 ENLARGED
3/16" = 1'-0"

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

ISSUE DATE:

REVISIONS

# ALBEMARLE ROAD APARTMENTS

## 803 ALBEMARLE ROAD

BSB DESIGN
www.bsbdesign.com
530 West Summit Avenue, Suite 210
Charlotte, North Carolina 28203
704.376.2662

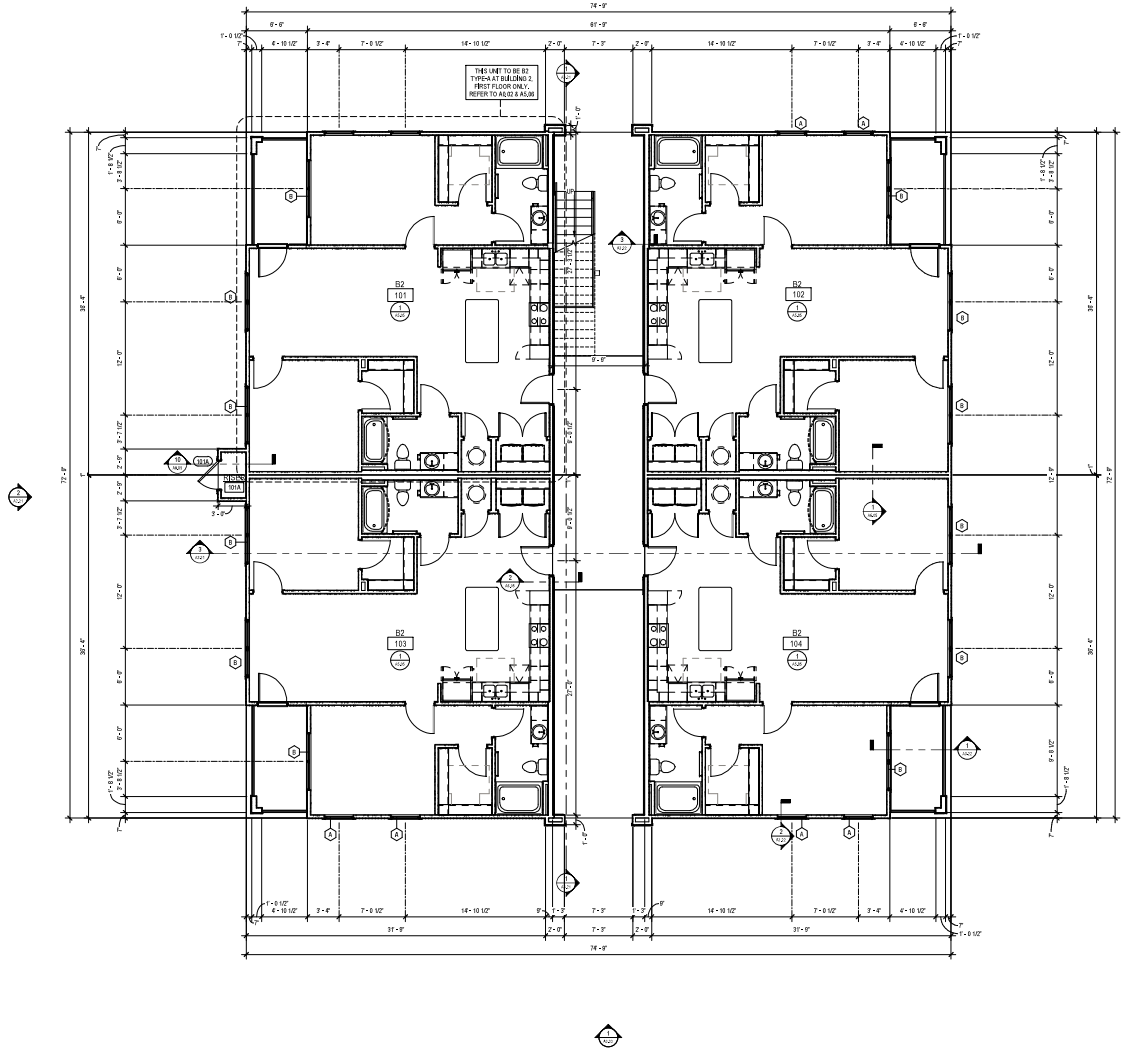
DRAWN: PROJECT NO.
CHECKED:

B2 UNIT PLANS AND ELEVATIONS

ZA-05

## BUILDING PLAN NOTES

1. SEE EDGE OF SLAB PLANS AND UNIT PLANS FOR ADDITIONAL DIMENSIONS AND OTHER INFORMATION.
2. COORDINATE ALL WORK WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
3. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. NO SINGLE SHEET REPRESENTS ALL THE INFORMATION REQUIRED TO BUILD ANY PORTION OF THE BUILDING FOR ANY TRADE.
4. GC IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES WITH THE FULL SET OF CONSTRUCTION DOCUMENTS.
5. SEE A0.X SERIES SHEETS FOR ADDITIONAL GENERAL NOTES.
6. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7. REFERENCE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
8. REFERENCE ELEVATIONS FOR EXTERIOR CLADDING CONDITIONS.
9. AT LOCATIONS WHERE 2X4 UNIT DEMISING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR FRAMING WILL BE REQUIRED TO TRANSITION TO 2X6 WALL FRAMING.
10. ALIGN THE OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW.
11. CONTINUE 2X6 STUD FRAMING AND ALL LAYERS OF INTERIOR GYPSUM BOARD TO CLOSEST INTERIOR PERPENDICULAR WALL, TYPICAL.
12. MAINTAIN MINIMUM 7'-6" (90") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT ALL AMENITY AREAS AND HABITABLE SPACES AT RESIDENTIAL FLOORS. SEE PLANS FOR CEILING HEIGHTS.
13. ALL WALKING SURFACES AT MEANS OF EGRESS ROUTES SHALL HAVE SLIP RESISTANT FINISH.




1 LEVEL 1 ENLARGED
3/16" = 1'-0"

ISSUE DATE:

REVISIONS

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

# ALBEMARLE ROAD APARTMENTS

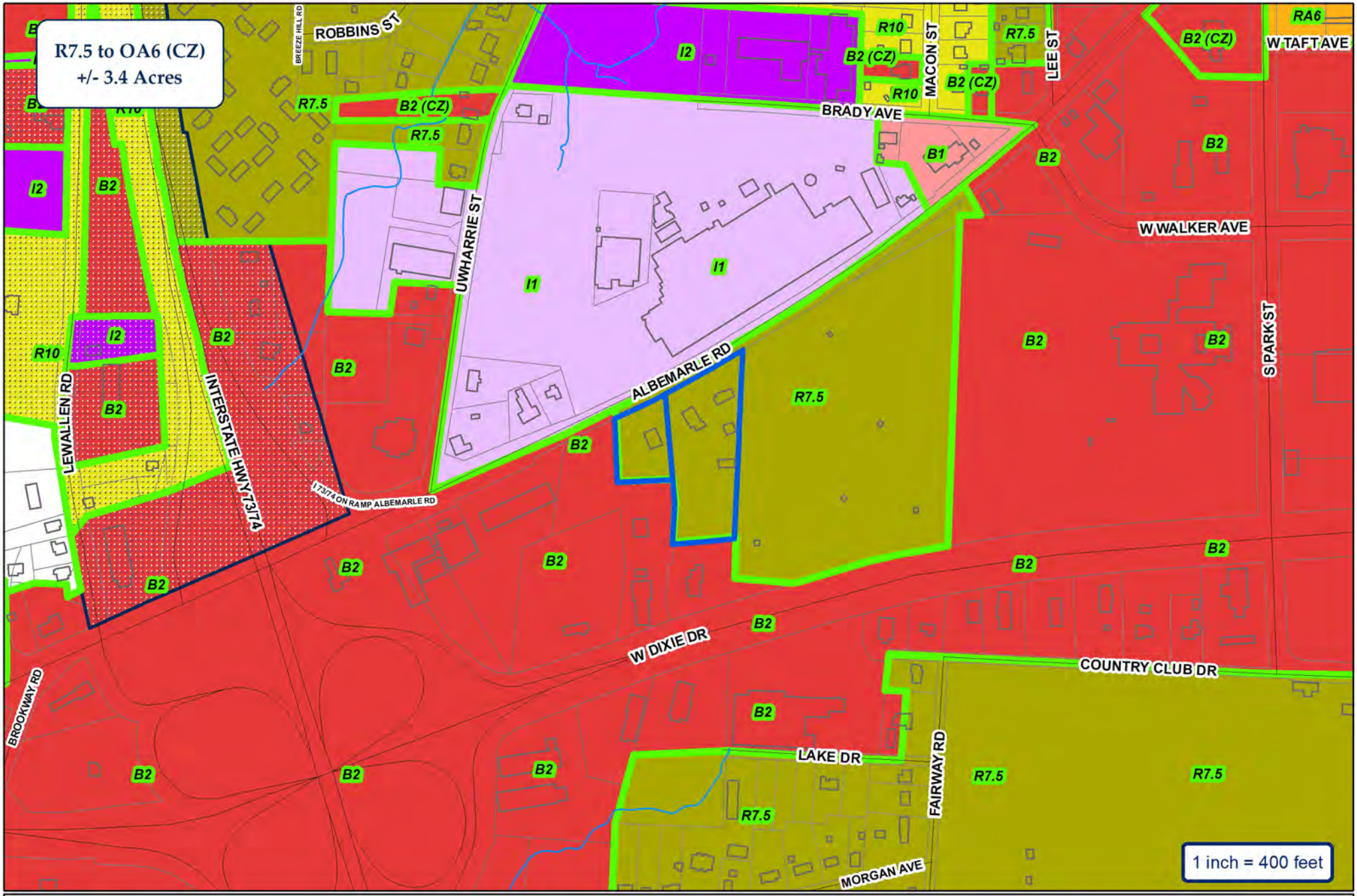
**803 ALBEMARLE ROAD**


BSB DESIGN
www.bsbdesign.com


JOB NO. PROJ MGR. MF
DRAWN CHECKED

B2 UNIT PLANS AND ELEVATIONS

ZA-06




CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

ETJ

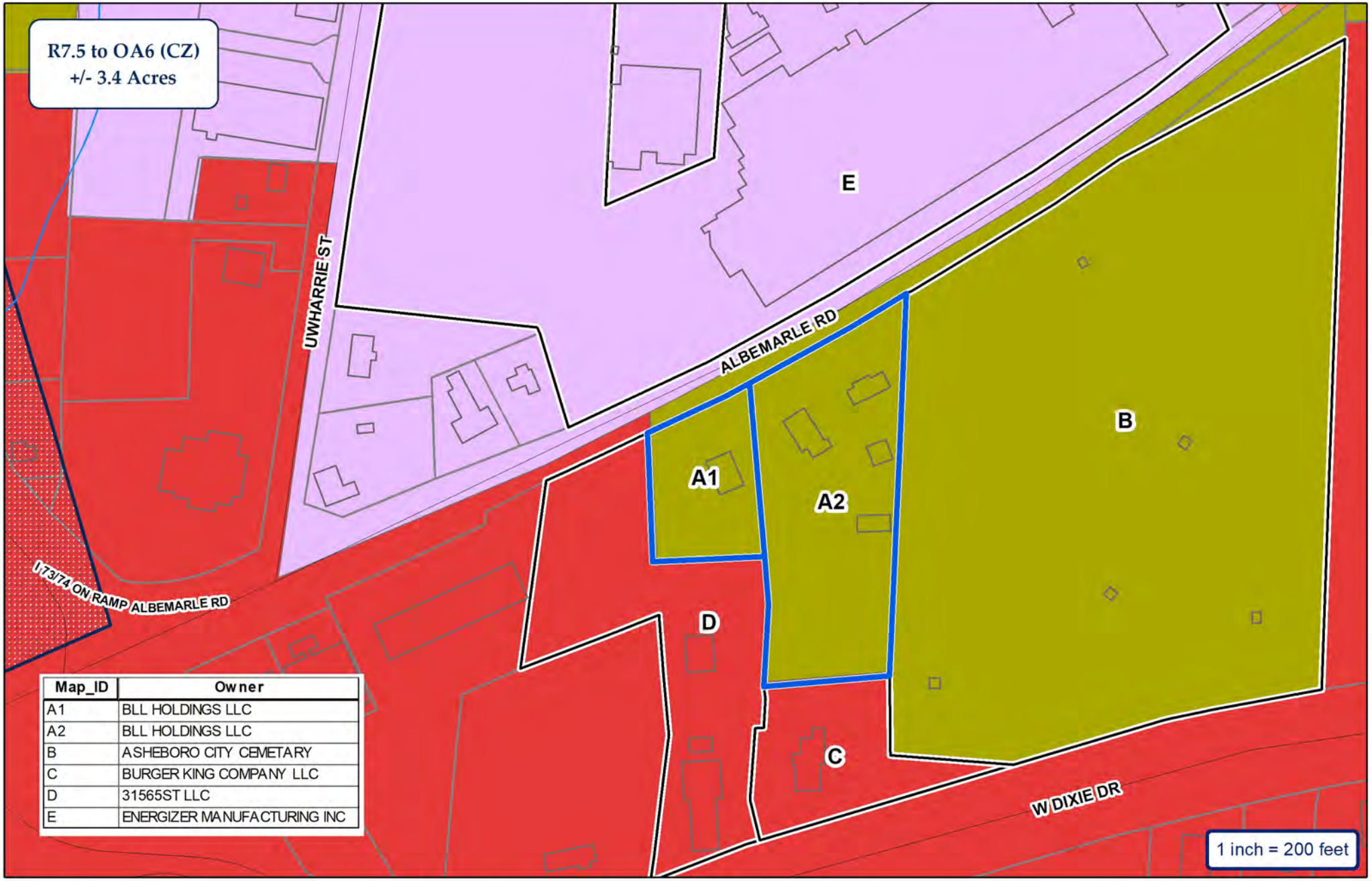
# City of Asheboro Planning & Zoning Department

## Rezoning Case: RZ-25-20

**Parcels: 7750466579 & 7750464502**

Subject Property
Zoning

N
W
E
S




| Map_ID | Owner |
|---|---|
| A1 | BLL HOLDINGS LLC |
| A2 | BLL HOLDINGS LLC |
| B | ASHEBORO CITY CEMETARY |
| C | BURGER KING COMPANY LLC |
| D | 31565ST LLC |
| E | ENERGIZER MANUFACTURING INC |

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

ETJ

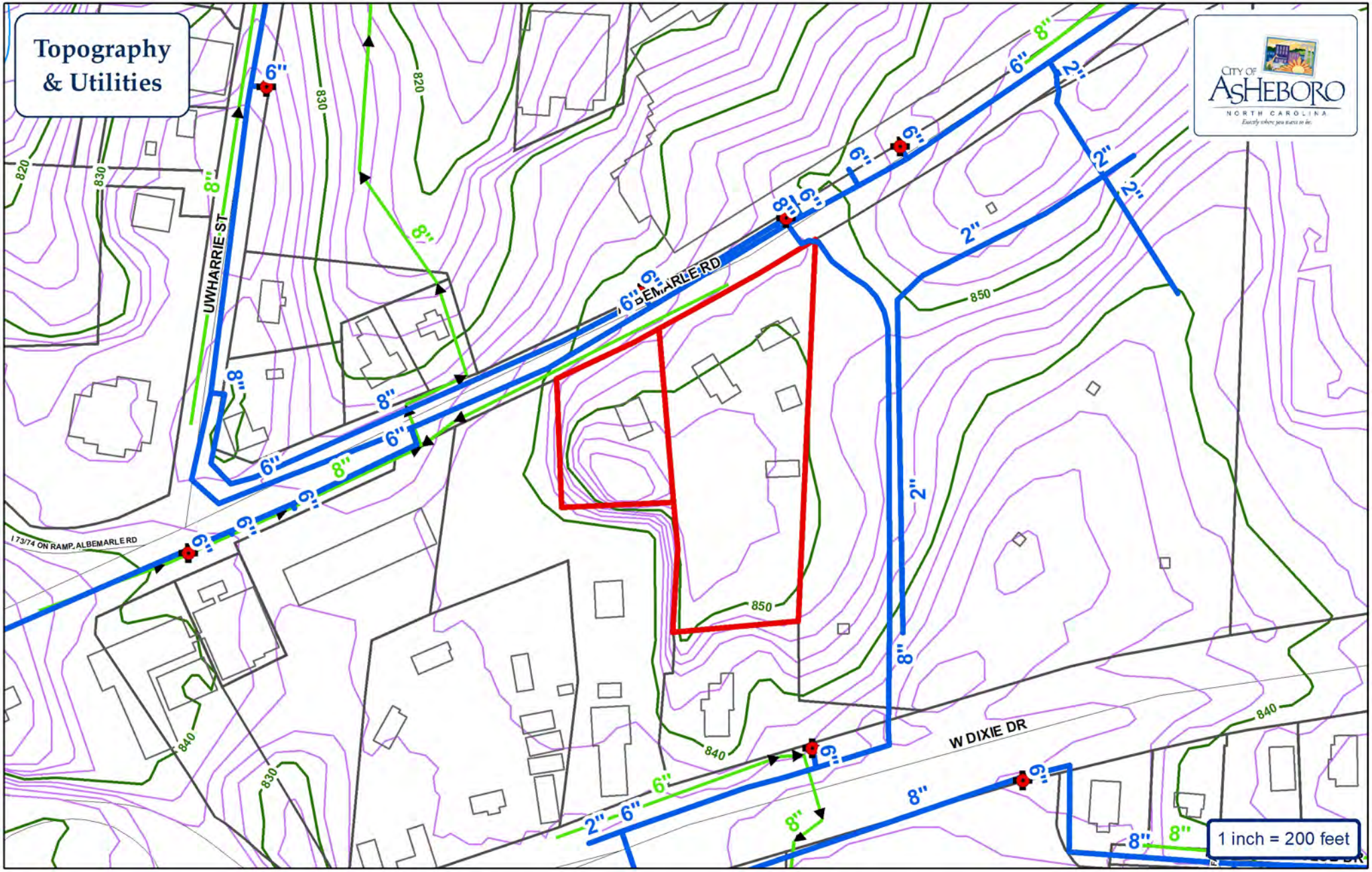
## City of Asheboro Planning & Zoning Department

**Rezoning Case: RZ-25-20**

**Parcels: 7750466579 & 7750464502**

Subject Property
Adjoining Properties

N
W
E
S




Water Main
Sewer Main
Force Main
Fire Hydrant
PS Pump Station
Watershed

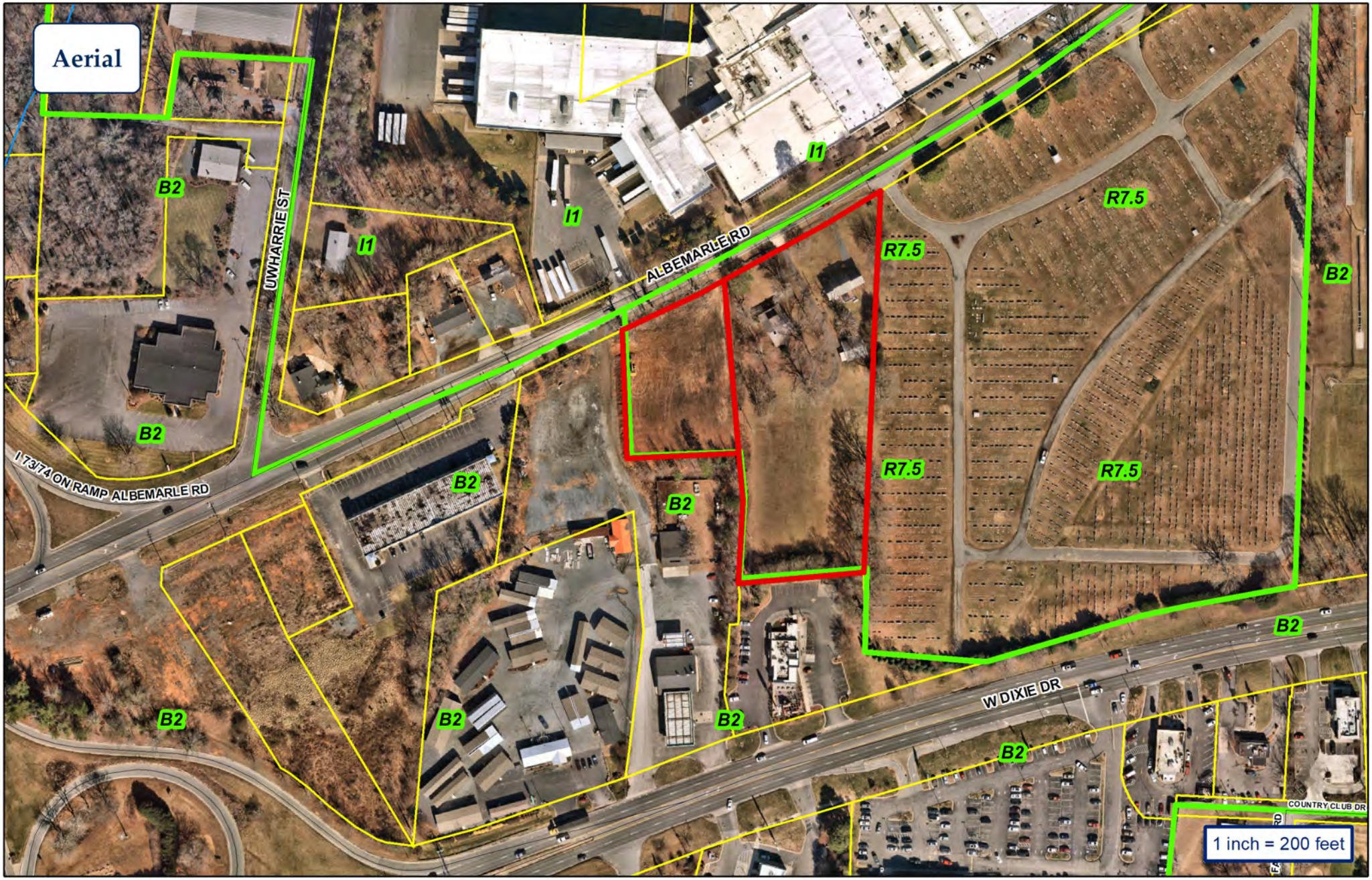
**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-25-20**

**Parcels: 7750466579 & 7750464502**

Subject Property

N
W
E
S




CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-25-20**

**Parcels: 7750466579 & 7750464502**

Subject Property
Zoning

N
W
E
S

**APPLICANT INFORMATION**

*Applicant* BLL Holdings, LLC *Applicant's Phone #* 336.465.0947

*Applicant's Address* PO BOX 2021
ASHEBORO, NC 27204

*Applicant email address* [redacted]

**PROPERTY INFORMATION**

*Property Owner's Name* PO BOX 2021

*Location of Property* 779 & 803 Albemarle Road *Property Size (ac. or s.f.)* 3.49+/- Acres

*Randolph County Property Identification Number (PIN#)* 7750466579 & 7750464502

*Current Zoning District* B2 & R7.5 *Requested Zoning District* CZ - OA6

*Date Property Title Acquired* B2 & R7.5 *Deed Book* 2947 2973 *Page* 995-997 1428-1430

*Subdivision* N/A *Section* _____ *Lot #* _____

*Plat Book* 192 *Page* 95

**CONDITIONAL ZONING DISTRICT INFORMATION** (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

DEVELOPMENT OF A MULTI-FAMILY RESIDENTAIL APARTMENT PROJECT.

2. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

The proposed conditional zoning will allow a more dense residential development within a general growth area of the city near an employment center.

**For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".**

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

_____

_____

Does not apply ●

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

_____

_____

Does not apply ●

5. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

The development will offer housing near an employment center and commercial uses, which promotes positive growth and employment.

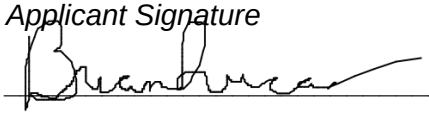
**APPLICATION SIGNATURES**

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

*Applicant Signature*



*Printed Name of Authorized Signatory (if different from Applicant)*

Brian L. Lucas

*Position/Relationship of Authorized Signatory to Applicant*

Managing Member, BLL Holdings, LLC

*Owner Signature (if different than Applicant)*

*Owner Address*

PO Box 2021

Asheboro, NC 27204

*Telephone Number*

336.465.0947

*Printed Name of Authorized Signatory (if different from Owner)*

*Position/Relationship of Authorized Signatory to Owner*

***STAFF USE***

***Received by: JTL Date: 10-9-25 Case Number: 25-20***

**CITY OF ASHEBORO**
**NOTICE OF CONDITIONAL ZONING DISTRICT HEARING**

This is to notify you that I (we) BLL Holdings, LLC have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at 779 & 803 Albemarle Road for the purpose of Multi-family residential development.

On November 3, 2025, at 6:00 PM, the Planning Board will review the Conditional Zoning District request and forward its recommendation to City Council. As part of this process, you and others will have an opportunity to speak concerning the request and offer input.

On Thursday December 4, 2025, at 6:00 pm the City Council will hold a public hearing on the Conditional Zoning District request. As part of this process, you and others again will have an opportunity to speak concerning the request and offer input.

The meetings will be held in the City Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after considering the information/testimony presented during the public hearing and reviewing the report of the Planning and Zoning Department and recommendation of the Planning Board, will take action on the application. Such action may include approval of the request, referral back to the Planning Board, denial of the request, or approval of a modified version of the request on the basis of the Council's determination that such action is reasonably necessary to promote the public health, safety, or general welfare and to achieve the purposes of the adopted Land Development Plan. The meeting is open to the public and your participation is encouraged. If you have any questions, please contact the Planning and Zoning Department at 336-626-1201 Ext. 2392. In addition, you may contact me (or my representative) Brian Lucas at bllucas13@gmail.com or 336.465.0947.

BK 2947 PG 995 (3)
This document presented and filed:
01/30/2025 02:33:42 PM
DEED
Fee $26.00 Excise Tax: $210.00
20195107
Randolph County North Carolina
Krista M. Lowe, Register of Deeds

---

# NORTH CAROLINA GENERAL WARRANTY DEED

Mail to: P/U Ben C. Morgan
Prepared by: kb/Law Office of Ben C. Morgan, 150A Scarboro St., Asheboro, NC 27203
Revenue Stamps: $210.00
Tax Pin/Parcel # 7750.46.4502

THIS DEED is made this 14th day of January, 2025, by and between the following Grantor and Grantee:

**Grantor:** **ROBERT LEE BRADY and wife, ANN C. BRADY**
**2927 Allred Road**
**Lexington, NC 27292**

**Grantee:** **BLL HOLDINGS, LLC**
**(a North Carolina Limited Liability Company)**
**PO Box 2021**
**Asheboro, NC 27204**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall signify either singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in Asheboro Township, Randolph County, North Carolina, which is more particularly described as follows:

**See Attached Exhibit A**

*The property that is the subject matter of this conveyance is not the primary residence of the Grantor.*

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, as joint tenants with right of survivorship.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

*Subject to easements, limitations, restrictions and uses of record.*

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Robert Lee Brady (SEAL) Ann C. Brady (SEAL)

**Robert Lee Brady** **Ann C. Brady**

STATE OF North Carolina

COUNTY OF Davidson

I, Blake Pierce, a Notary Public of the above said County and State, certify that **Robert Lee Brady and wife, Ann C. Brady**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 28 day of January, 2025.

Blake Pierce
NOTARY PUBLIC
Davidson County, NC

Blake Pierce
Notary Public

(SEAL)

My commission expires: 2-23-2027

**Exhibit A**
803 Albemarle Rd., Asheboro NC 27205
Randolph County Tax Parcel # 7750.46.4502

BEGINNING at a point in the center of Albemarle Road, said beginning corner being 0.5 miles in a northeast direction along said road from the bridge over U. S. Highway 64; thence with a line along the center of Albemarle Road, North 67 degrees 51 minutes 50 seconds East 173.94 feet to a point; thence with a line to C. J. Davidson along a drive, South 00 degrees 58 minutes East and crossing an iron (found) at 36.83 feet and continuing for a total distance of 303.99 feet to an iron (found), corner to Ethel Skeen Lewis in the line of C. J. Davidson; thence with two (2) lines to Ethel Skeen Lewis, North 88 degrees 30 minutes West 175.00 feet to an iron, said iron being (tie line) North 71 degrees 46 minutes East 4.67 feet from a concrete monument (found), an old city limit marker; thence North 02 degrees 08 minutes 18 seconds East, and crossing an iron on the South side of Albemarle Road at 209.44 feet, and continuing for a total distance of 234.01 feet to the point of beginning, and containing 1.036 acres, as surveyed by Wade T. Snider, Registered Land Surveyor, North Carolina Registration Number L-1198.

The above-described is all of that tract as conveyed to Melvin Brady by deed from W. M. Brady and Flora Brady, dated April 24, 1936.

For back reference, see deed recorded in Book 2134, Page 466, in the Randolph County Registry.

BK 2973 PG 1428 - 1430 (3) DOC# 20204666
This Document eRecorded: 07/31/2025 12:59:00 PM
Fee: $26.00 DocType: DEED Tax: $790.00
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

# NORTH CAROLINA
# GENERAL WARRANTY DEED

Excise Tax: **$790.00** Recording Time, Book and Page:

Tax Map No. Parcel Identifier No: **7750.46.6579**

Mail after recording to: **Grantee, PO Box 2021, Asheboro, NC 27204**

This instrument was prepared by: **BCM/sfl, The Law Office of Ben C. Morgan, 515-C Salisbury Street, Asheboro, NC 27203**

This instrument prepared by Ben C. Morgan, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this **23rd** day of **July, 2025**, by and between

GRANTOR

**Tommy Ann Davidson (widow) by and through Janice M. Brady, her Attorney-In-Fact**

**Mailing Address: 207 Holly Hill Street, Ramseur, NC 27316**

GRANTEE

**BLL Holdings, LLC, a North Carolina limited liability company**

**Mailing Address: PO Box 2021, Asheboro, NC 27204**

**Property Address: 777, 779, 787 Albemarle Road, Asheboro, NC 27203**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by The Law Office of Ben. C Morgan in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Randolph County Register of Deeds.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

**Asheboro Township, Randolph County, North Carolina:**

**BEBINNING at an existing iron rod in the southern right of way line of Albemarle Road, the northwest corner of Oaklawn Cemetery and the northeast corner of Evelyn M. Davidson described in Book 695, Page 180, Randolph County Registry; thence from said beginning point along Oaklawn Cemetery line, South 05 degrees 29 minutes 50 seconds West 668.20 feet to a new iron pipe; thence North 77 degrees 20 minutes West 196.52 feet to a new iron pipe; thence along now or formerly J. W. Varner Estate; North 06 degrees 33 minutes East 157.93 feet to a new iron pipe and North 01 degree 50 minutes West 73.76 feet to a new iron rod; thence along now or formerly Brady's line, North 01 degree 50 minutes West 267.22 feet to a new iron pipe in the southern right of way line of Albemarle Road; thence along said right of way line, North 63 degrees 26 minutes East 278.00 feet to the Beginning.**

**SAVE AND EXCEPT the deeds described in Deed Book 1136, Page 189; Deed Book 1136, Page 190; and Deed Book 1169, page 1698, Randolph County Registry.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **2213**, Page **1119, Randolph** County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? **No**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

Tommy Ann Davidson (SEAL)
TOMMY ANN DAVIDSON

By: Janice M Brady poA (SEAL)
JANICE M. BRADY, ATTORNEY -IN-FACT

NORTH CAROLINA

RANDOLPH COUNTY

I, Wendy Davis, a Notary Public, do hereby certify that **Janice M. Brady**, Attorney-in-Fact for **Tommy Ann Davidson**, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of **Tommy Ann Davidson** and that her authority to execute and acknowledge said document is contained in an instrument duly executed, acknowledged and recorded in Book 2949, Page 818, in the Office of the Register of Deeds of Randolph County, North Carolina, and that this document was executed under and by virtue of the authority given by said instrument granting her the power of attorney; that the said **Janice M. Brady** acknowledged the due execution of the foregoing and annexed document for the purposes therein expressed for and in behalf of the said **Tommy Ann Davidson.**

WITNESS my hand and notarial seal, this 24 day of July, 2025.

Wendy Davis
Notary Public

My Commission Expires: April 7, 2027

WENDY DAVIS NOTARY PUBLIC My Comm. Exp. April 7, 2027 MONTGOMERY COUNTY, NC

**Proposed Planning Board 2026 Meeting Dates**

These are being presented to the Planning Board for consideration. Final adoption of meeting dates will be on the Planning Board's agenda on Monday, December 1.

Monday, January 5, 2026

Monday, February 2, 2026

Monday, March 2, 2026

Monday, April 6, 2026

Monday, May 4, 2026

Monday, June 1, 2026

Monday July 6, 2026

Monday, August 3, 2026

Tuesday September 8, 2025

Monday, October 5, 2026

Monday, November 2, 2026

Monday, December 7, 2026

*City Hall is closed on Monday, September 7, 2026, in observance of Labor Day. Therefore, Tuesday, September 8, 2026, is proposed as the Planning Board's September meeting date.

These dates are subject to change based on City Council's formal adoption of its 2025 calendar on December 4, 2025.