



Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, June 2, 2025
6:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes May 5, 2025
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved *(No major subdivisions have been approved since the May 5, 2025 Planning Board meeting.)*
- IV. Old Business

RZ-25-08: Request to apply City of Asheboro High-Density Residential zoning (RA6 (CZ)) for development with multiple family dwellings and Residential Planned Unit Development with Single-family dwellings on property located on Crestview Church Road, southwest of 1172 Crestview Church Road (Randolph County Parcel Identification Number 7669360946), approximately 1100 feet southwest of Zoo Parkway. *(The applicant has withdrawn this request.)*
- V. New Business
 - (a) RZ-25-12: Request to amend an existing R15 (CZ) Low-Density Single-Family Residential Conditional Zoning district that would allow a Residential Planned Unit Development, on properties located at the intersection of Old Cox Road and Old Humble Mill Roads and on the west side of Old Cox Road, (Randolph County Parcel Identification Numbers 7679024396 addressed as 2159 Old Cox Road, 7669905560 7679008885), consisting of approximately 233.53 acres +/- *(The applicant has requested a continuance on this item until the July 7, 2025, Planning Board meeting.)*
 - (b) Presentation of information related to Planning & Zoning processes and projects
 - (c) Items not on the agenda
 - (d) Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, MAY 5, 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	)
Thomas Rush	) - Members Present
Taylor Trogdon, Jr.	)
Jake Wilburn	)

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 APRIL 7, 2025

Mr. O'Kelley inquired if there were any corrections or additions to the April 7, 2025 Planning Board minutes. Hearing no corrections or additions, the minutes were approved as presented.

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

Mr. Justin Luck went over the land use cases that the City Council heard at the April 10th Regular Meeting:

1. Legislative Hearing (Case No. RZ-25-06): Request to rezone property located at 411 and 441 North McCrary Street (including Randolph County Parcel Identification Numbers 7751450308, 7751450436, 77513359466, 7751450734, 7751450821) from R10 Medium-Density Residential to R10 Medium-Density Residential Conditional Zoning for five two-family dwellings. Council approved this request, with conditions as proposed by staff.
2. Legislative Hearing (Case No. RZ-25-07): Request to rezone property from OA6/RA6 Office-Apartment and High Density Residential to OA6 (CZ) Office-Apartment Conditional Zoning for development with multiple family dwellings located at 721 Sunset Avenue and 129 South Cherry Street (Randolph County Parcel Identification Numbers 77514297979, 7751520554, 7751520778, and 7751521594, 7751520778, and 7751521594). [The applicant has requested a continuance to the May 8, 2025, city council meeting.] Council voted to continue the request to its May 8 meeting.
3. Legislative Hearing (Case No. RZ-25-08): Request to apply City of Asheboro High-Density Residential Conditional Zoning (RA6 (CZ)) for development with multiple family dwellings and residential planned unit development with single-family dwellings on property located on Crestview Church Road, southwest of 1172 Crestview Church Road, approximately 1100 feet southwest of Zoo Parkway. The applicant has requested a continuance to the May 8, 2025, city council meeting. Council voted to continue the request to its May 8 meeting.

Mr. Luck noted that there were no new major subdivisions since the April 7th Planning Board meeting.

OLD BUSINESS

- A. RZ-25-08: REQUEST TO APPLY CITY OF ASHEBORO HIGH-DENSITY RESIDENTIAL ZONING (RA6 (CZ)) FOR DEVELOPMENT WITH MULTIPLE FAMILY DWELLINGS AND RESIDENTIAL PLANNED UNIT DEVELOPMENT WITH SINGLE-FAMILY DWELLINGS ON PROPERTY LOCATED ON CRESTVIEW CHURCH ROAD, SOUTHWEST OF 1172 CRESTVIEW CHURCH ROAD (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7669360946), APPROXIMATELY 1100 FEET SOUTHWEST OF ZOO PARKWAY.**

Mr. Luck explained that the applicant for the above-mentioned case is requesting continuance of the case to the June 2, 2025 Planning Board meeting.

Mr. O'Kelley asked if there was a motion to continue RZ-25-08. Ms. Vuncannon motioned to continue, and Mr. Rush seconded the motion; the motion carried unanimously.

NEW BUSINESS

- A. RZ-25-11: APPLICATION TO REZONE PROPERTY LOCATED AT 619 ALBEMARLE RD. (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7750575394). THE REQUEST IS TO REZONE FROM B2/R7.5 TO B2 GENERAL COMMERCIAL.**

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

Applicant: Thomas Cochran (Bible Baptist Church of Asheboro Inc.)

Location: 619 Albemarle Rd

Request: Rezone from B2/R7.5 to B2 General Commercial

Randolph County Parcel ID: 7750575394

Size: 0.68 Acres +/- of 0.92 acres +/-

Existing Land Use: B2 General Commercial/R7.5 Medium-Density Residential

He showed the board overview, rezoning, topographical/utilities, and aerial maps. He also provided the applicant's documentation showing the North Carolina General Warranty Deed and the metes and bounds of the site. He then went over the analysis:

1. **B2 General Commercial District Statement of Intent:** The B2 General Commercial District is intended to serve the convenience goods, shoppers' goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets.
2. The property is located within Tier 3 (Commercial and Employment Center) within the Center City Planning Area. This overlay zoning designation is unaffected by this request. Among other provisions, Tier 3 regulates density based on the amount of built-upon area (55% maximum) and with a maximum building height of 35' instead of through Floor Area Ratios.
3. Tax Department records indicate the existing structure was built in 1953.
4. A portion of the parcel is already zoned B2.
5. This is a general district request with no specific use or site plan required; however, B2 and Tier 3 standards will have to be met for any future development.

Mr. Luck explained that there were no proposed modifications to the zoning ordinance requirements. He then provided the Land Development Plan Recommendations:

Proposed Land Use Map: Town Activity Center

Growth strategy Map: Primary Growth

Small Area Map: Central

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 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- 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:

- None

Mr. Luck then provided the staff's proposed consistency statement and the staff's proposed reasonableness statement:

Staff Proposed Plan Consistency Statement: The Land Development Plan map designates this entire property as part of the Town Activity Center, which intends to create a mixture of commercial, office and institutional, entertainment, open space, and residential uses & housing types. The Central Small Area plan further states that one of its goals is to accommodate existing, and some future, commercial development along minor thoroughfares.

Staff Proposed Reasonableness Statement: The zoning map amendment is reasonable given the property is surrounded by a mixture of commercial, institutional, and even industrial uses, the flexibility provided to the property owner for future investment and expansion, a portion of the property is already zoned B2, the request placing the property under one zoning district, and the non-residential history of the property.

He then provided the staff recommendation and the Planning Board action items:

Staff Recommendation: Recommend approval as presented.

Planning Board Action Items:

1. Adopt Plan Consistency and Reasonableness Statement.
2. Recommend approval or denial of zoning map amendment RZ-25-11; rezone from B2/R7.5 to B2 General Commercial.

Mr. Luck asked if the Board had any questions. There were no questions for Mr. Luck.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. The applicant, Thomas Cochran, expressed his support for the project and gave a brief presentation. There were no questions for Mr. Cochran following his presentation.

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. Mr. Rich seconded the motion, and the motion carried unanimously.

B. ANNUAL REPORT CONCERNING PLANNING BOARD ACTIVITIES, EXPENDITURES, AND BUDGET ESTIMATES

Mr. Luck gave a presentation regarding the Planning Board's activity since July 1, 2024, an analysis of the expenditures to date for the current fiscal year and the anticipated funds needed for operation during the ensuing fiscal year. He summarized that the Planning Board has reviewed 32 cases as of May 5, 2025, consisting of the following: 19 conditional rezoning requests, 10 general district rezoning requests, and 3 Board of Adjustment variance requests. Mr. Luck explained that the number of cases reviewed by the Planning Board has been trending upward over the last decade. Mr. Luck went on to explain that the Planning Board's only expenditures were the members' stipends, which are \$150.00 per month and are to stay the same for fiscal year 25-26. The current year expenditures are below the budgeted amount. Mr. Luck thanked the Planning Board for their service and concluded the presentation. There were no actions taken on the annual Planning Board Report.

ITEMS NOT ON THE AGENDA

Mr. Luck gave a brief overview of the pending North Carolina House Bill 765. He explained how the bill could affect city staff, the Planning Board and the City Council if the bill were to pass and become state law. Following Mr. Luck's overview, there were no questions.

ADJOURNMENT

Hearing no further business, Mr. O'Kelley adjourned the meeting.

Jamie Wilkins, Planning Board Secretary

Michael O'Kelley, Planning Board Chair



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John Evans

Subject: FW: [External Sender] Braswell Annexation Markup (Your Job # 17166)

From: Nash Duggins <nash.duggins@gmail.com>

Sent: Tuesday, May 13, 2025 11:33 AM

To: John Evans <jevans@ci.asheboro.nc.us>

Cc: Adam Carroll <adam.carroll@timmons.com>; Justin Luck <jluck@ci.asheboro.nc.us>; jbraswell@yahoo.com

Subject: Re: [External Sender] Braswell Annexation Markup (Your Job # 17166)

Yes sir both need to be withdrawn.

On Tue, May 13, 2025 at 11:13 AM John Evans <jevans@ci.asheboro.nc.us> wrote:

Thanks Nash, and it was good speaking with you as well.

With this withdrawal of the application, am I correct in saying this withdrawal includes both the Conditional Zoning application and the annexation petition filed on behalf of the property owner?

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.

From: Nash Duggins <nash.duggins@gmail.com>
Sent: Tuesday, May 13, 2025 11:00 AM
To: John Evans <jevans@ci.asheboro.nc.us>
Cc: Adam Carroll <adam.carroll@timmons.com>; Justin Luck <jluck@ci.asheboro.nc.us>
Subject: Re: [External Sender] Braswell Annexation Markup (Your Job # 17166)

John,

Good speaking with you earlier today. Just wanted to follow up the conversation with an email like we discussed.

At this time we would like to withdraw our application. I apologize for taking up so much of your time, but the numbers just don't work with altering our plans. Thank you for your efforts along the way.

On Mon, May 12, 2025 at 11:32 AM John Evans <jevans@ci.asheboro.nc.us> wrote:



RZ-25-12: Request to amend an existing R15 (CZ) Low-Density Single-Family Residential Conditional Zoning district that would allow a Residential Planned Unit Development, on properties located at the intersection of Old Cox Road and Old Humble Mill Roads and on the west side of Old Cox Road, (Randolph County Parcel Identification Numbers 7679024396 addressed as 2159 Old Cox Road, 7669905560 7679008885), consisting of approximately 233.53 acres +/- **(The applicant has requested a continuance on this item until the July 7, 2025, Planning Board meeting.)**



**WILHOIT
HATCHEL**
LLP Law Office

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Asheboro, NC 27203
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May 21, 2025

TO: Mr. Justin Luck & Mr. John Evans
Asheboro City Zoning and Planning Department
146 N. Church Street
Asheboro, NC 27205

FROM: Wilhoit Hatchel, LLP (on behalf of Southeastern Site Acquisitions, LLC.)
100 Sunset Avenue
Asheboro, NC 27205

RE: **Continuance**
(233.53 ac. Old Cox Road/Old Humble Mill Road)

Southeastern Site Acquisition, LLC., respectfully requests its petition to rezone 233.53 ac, more or less, on Old Cox Road/Old Humble Mill Road be continued from the June 2, 2025 Asheboro Planning Board meeting to the July 7, 2025 meeting of the said Board.

In addition, the petitioner respectfully requests that the subsequent hearing before the Asheboro City Council be heard on July 10, 2025 at the regular City Council Meeting.

Yours Very Truly,

George Martin Kearns
Clerk for Robert E. Wilhoit
Wilhoit Hatchel, LLP