Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, April 6, 2026
6:00 PM
AGENDA

I. Call to Order

II. Approval of Minutes from March 2, 2026

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

IV. New Business

(a) Case No. RZ-26-05: Request to rezone property located at 506 Pineview St., including Randolph County Parcel Identification Numbers 7753771023. 7753771033, and 7750771083 from R10 Medium-Density Residential to R10 (CZ) Medium-Density Residential for two-family dwellings

(b) Case No. RZ-26-06: Request to rezone property located at 403 West Balfour Avenue and along Terry Avenue, including a portion of Randolph County Parcel Identification Number 7752876568, from I1 Light Industrial to OA6 (CZ) Office-Apartment Conditional zoning for multiple family dwellings.

(c) Case No. RZ-26-07: Request to rezone property located at 1114 Springdale Lane, the eastern side of Mountain Rd. between Springdale Ln. and 536 Mountain Rd., and the eastern side of Corwith St. between Cleveland St. and Springdale Ln. including Randolph County Parcel Identification Numbers 7751362639, 7751364604, 7751361544, 7751362504, 7751362564, 7751360660, 7751363524, 7751363594, and 7751360540, and a portion of 7751371038, from R10 Medium-Density Residential and R10 (CZ) Medium-Density Residential to RA6 High-Density Residential. ***The applicant has requested a continuance of this request until the May 4, 2026, Planning Board meeting.***

V. Items not on the agenda

VI. Adjournment

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MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, MARCH 2, 2026
6:00 p.m.

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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

Van Rich) - Members Present
Pamela Vuncannon)
Thomas Rush)
Taylor Trogdon, Jr.)
Jake Wilburn)

Greg Patton) – Vice Chair (Absent)

John Evans, Community Development Director
Justin Luck, Planning and Zoning Director
Jamie Wilkins, Planning Technician

CALL TO ORDER

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

APPROVAL OF MINUTES FEBRUARY 4, 2026

Mr. O'Kelley inquired if there were any corrections or additions to the February 4th, 2026, Planning Board minutes. Hearing no corrections or additions to the February 4th, 2026, Planning Board minutes, Mr. O'Kelley approved the minutes as presented.

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

Mr. Evans presented the review of cases and noted that no major subdivisions had been approved by staff since the February 4th Planning Board meeting.

OLD BUSINESS

A. **RZ-26-03: REQUEST TO REZONE PROPERTY LOCATED AT THE NORTHERN TERMINUS (END) OF OAKLAND AVENUE, IDENTIFIED BY RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7751693581 FROM R15 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL TO OA6 (CZ) OFFICE-APARTMENT CONDITIONAL ZONING FOR A CONGREGATE LIVING FACILITY, *CONTINUED FROM THE FEBRUARY 2, 2026, MEETING.***

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

Applicant: Pierced Ministries & Rehab Services, Inc.
Location: North of Termination of Oakland Avenue
PIN: 7751693581
Size: 24.18 acres +/-

Jurisdiction: ETJ
Current Land Use: Undeveloped
Overlay Districts: N/A
Infrastructure: City water along Oakland Ave, roughly 200 ft south of the property; City sewer crosses the property

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

1) OA6 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.
2) Congregate Living Facility Definition: Any building, buildings, section of a building, or distinct part of a dwelling unit, home for the aged or other place, whether operated for profit or not, which undertakes through its ownership or management to provide to individuals, for a period exceeding twenty-four hours, housing, food services, and one or more personal care services. For purposes of this definition "Personal Care Services," means services, in addition to housing and food service which include, but are not limited to, personal assistance with bathing, dressing, ambulation, supervision of self-administered medication, transportation, emotional security, and other related service. Furthermore, personal care services are deemed to include on-site ancillary services to mentor and provide personal support and improve life skills of residents, including but not limited to, job training, homemaking skills, personal budgeting, parenting, personal counseling and GED programs. Personal care services do not include nursing or medical treatment. Such facilities shall contain congregate kitchen, dining and living areas only, with separate sleeping rooms. Further, such facilities shall not be used for those persons in need of a structured environment, as it is defined herein. For purposes of this Ordinance, Congregate Living Facilities shall not be deemed to include boarding/rooming houses; fraternities/sororities; monasteries; convents; hotels/motels; professional recovery facilities; or nursing, convalescent and extended care facilities. A congregate living facility is synonymous with a family care home as defined by NCGS § 168, Article 3.
3) Congregate Living Facility is permitted via a Special Use Permit or Conditional Zoning in the OA6 district.
4) Annexation is required for connection to city water and sewer.
5) The site plan indicates there are three dormitories, two multi-purpose facilities, an office, a kitchen, and seven dwellings intended for staff proposed on the site, with one dwelling proposed on a separate parcel of land. The site plan also shows the subdivision of a lot with a dwelling associated with the proposed land use. Staff has requested details on the number of residents, staff, and facility vehicles. While staff awaits information on the site plan specifying the number of residents and staff, the applicant has indicated that each of the three dorms will provide congregate living for 14 residents, with one staff member present.
6) The NCDOT maintenance of Oakland Avenue ends before reaching the property. Staff proposes a condition (F) requiring a paved road built to NCDOT standards be built between where NCDOT maintenance currently ends and the subject property, and that the property owner maintain the roadway unless the roadway becomes publicly maintained.
7) In response to staff comments requesting clarification on phasing, road paving requirements, showing areas of tree preservation/landscaping, clarification on parking calculations and building setbacks, utility information, trash facilities, and miscellaneous labeling on the site

plan, staff received an updated plan on February 26. Condition (H) regarding allowable building materials is based on discussion with the applicant regarding proposed building materials; however, staff is awaiting details on building elevations.

8) The applicant shows a 50' perimeter buffer around the property.
9) Staff confirmed with the NC Department of Health and Human Services that the proposed use does not require licensing if certain requirements are met. In discussions with staff, the applicant has indicated that the proposed use will fit the criteria for facilities not requiring NCDHHS licensing, as indicated on the attached information.

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

1) (+) A 50' buffer is proposed around the perimeter of the site. Discussions with the applicant have indicated that existing vegetation is proposed to remain in this area, except for required access and utilities. Typically, the ordinance only requires a 20' Type B buffer (consisting of trees/shrubs)or 10' Type B screen (consisting of evergreen trees and evergreen hedge and/or fence).
2) (-) Typically, the zoning ordinance prohibits vinyl siding (except for trim, smaller accessory structures) for land uses other than single-family dwellings in the OA6 zoning district. The applicant has indicated that vinyl siding may be used on the dwellings and dorms, and staff proposes a condition that will allow that.
3) (-) Typically, all required parking, including access, maneuvering, and parking spaces, must be paved. The latest site plan, received on February 26, shows a portion of the driveway leading up to the five residences is gravel. Staff proposes a condition to require paving for all required parking, including access, and maneuvering areas.

Mr. Evans listed the Summary of Proposed Zoning Conditions:

A. The use approved use shall be a Congregate Living Facility.
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. Evidence shall be submitted to the City prior to issuance of a Certificate of Zoning Compliance that applicable requirements and standards of the Division of Facility Services of the Department of Human Resources of the State of North Carolina have been and shall continue to be met.
D. 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. At a minimum, plantings consistent with a 50' wide buffer using existing natural vegetation or a Type "C" buffer or screen shall be present along the perimeter of the property.
E. Prior to the issuance of a zoning compliance permit, construction plans concerning water, including provisions for fire hydrants determined to be required by Asheboro Fire and Rescue, and sanitary sewage that complies with city policies, shall be submitted. Surveying and permitting of any required public utility lines and the associated easements that may be necessary shall be the responsibility of the property owner.
F. Prior to issuance of a certificate of occupancy, the roadway within the platted but unbuilt right-of-way of Oakland Avenue shall be built in accordance with NCDOT's latest manual for roadway design, and such roadway shall be maintained by the property owner unless and until the roadway is accepted for public maintenance.

G. Within the property, drives and parking area shall be constructed, paved, and maintained in a manner acceptable to city departments for emergency response and operations. All parking required by Table 6-1 of the zoning ordinance within the zoning lot, including access, maneuvering area and parking spaces, shall be paved.

H. Building materials shall be consistent with the requirements of Section 6.11(D)(3) with the following exceptions:
   a. The seven detached dwellings depicted on the site plan shall be allowed to meet design standards intended for single-family dwellings as detailed in that section.
   b. The exclusion of vinyl siding as a permitted building material in Section 6.11(D)(3)(a)(i) shall not apply to the three dorm buildings located on the site plan.

I. The Performance Standards established in Chapter 6 for commercial uses shall be met by the proposed facility. 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.

J. The applicant may provide parking in compliance with Chapter 6 and outside of any required setbacks or buffer/screening/landscaping areas. Should the number of spaces be more or less than what is shown on the approved site plan, such a change shall not be deemed a modification and may be reviewed by city staff for inclusion in the file without further review by the city council.

K. Mail delivery shall be provided on the final site plan, subject to postal service and/or NCDOT requirements. Any changes to the site plan necessary to comply with requirements for mail delivery will not be considered a modification of the Conditional Zoning district requiring Council action.

L. Prior to the issuance of a zoning compliance permit, the applicant shall submit a revised site plan including the following:
   i. Information regarding the number of residents, employees in the largest shift, and facility vehicles.
   ii. Building elevations demonstrating compliance with all applicable zoning regulations
   iii. Labeling of the approved zoning district.
   iv. Building elevations complying with ordinance requirements compliant with OA6 standards unless otherwise conditioned.
   v. Compliance with all applicable zoning regulations and conditions, as well as the applicable permit fee.

M. Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation showing the following:
   i. Approval from NC Department of Transportation, if required by NCDOT.
   ii. Approval from NC Department of Environmental Quality, as required by NCDEQ.
   iii. Plans detailing solid waste disposal shall be approved prior to the issuance of a zoning compliance permit.

N. 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: Secondary Growth

Small Area Map: Northeast

Goals/Policies Supporting Request:

- **Checklist Item 1:** Rezoning is compliant with the Proposed Land Use Map.
- **Checklist Item 12:** Property is located outside of the watershed area, or the rezoning request will not impose a significant, negative environmental impact.
- **2.1.5:** The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low intensity residential uses.

Goals/Policies Not Supporting Request:

- **Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance Statement of Intent for the OA6 district.
- **Checklist Item 6:** Existing infrastructure is adequate to support the desired zone. (water, sewer, roads)
- **Checklist Item 13:** Property is within Special Hazard Flood Area

Staff Proposed Plan Consistency and Reasonableness Statement:
The Land Development Plan map designates this property for urban residential use, and a request for a congregate living facility is consistent with that designation. While the property does not have access to a minor thoroughfare or higher classification street, the proposed use may be less intense than other uses classified as "urban residential", such as multifamily development, that could be built on a parcel of this size, making the zoning map reasonable given the size and physical conditions of the property. With the proposed conditions and additional buffering, the request provides additional protection for neighboring properties beyond typical ordinance requirements and allows a reasonable use of the property for the property owner, along with the benefit to the public through enhanced infrastructure necessary to serve the development.

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

Staff Recommendation: Staff recommends approval, subject to the inclusion of stated conditions and presentation of a final site plan that addresses these conditions.

Planning Board Action Items:

1) Adopt Plan Consistency and Reasonableness Statement

2) a) Recommend approval or denial of zoning map amendment RZ-26-03; rezone to OA6 (CZ) Conditional Zoning District to allow a Congregate Living Facility.

   b) Attach zoning conditions as summarized or with modification.

Mr. Evans asked if the Board had any questions. Mr. O'Kelley asked about the layout of the road that will extend into the development. Mr. Evans showed the Board where the proposed road would begin at the end of Oakland Avenue and where it would terminate within the development. He also explained that the road will be paved, and that there will be paved private driveways within the development; these driveways will not be maintained by the city.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. Bob Wilkerson stepped forward to explain his project. He stated

that the development will not be a homeless shelter, and that it will be designated for women recovering from substance abuse. He added that there will be a strict application process and that the occupants of the development must have already completed a rehabilitation program prior to rooming at the development. The program to be offered at the site will be faith-based. Mr. Wilkerson stated that there is one correction to the phasing of the project: Dorm building 1 and the main office will be completed in Phase 1, and Dorm 2 and the kitchen facility will be completed in Phase 2. He also explained that there will be 15 residents per dorm building, and residents would be housed for 9 months. Mr. O'Kelley asked if there would be traffic going into and out of the development. Mr. Wilkerson stated that the only traffic that would go in and out of the development would be the staff's vehicles when they go to and from work, and one bus to bring residents in. Residents will not have their own vehicles on site. Mr. Wilkerson mentioned that the site will not be utilizing the city's trash pickup service, and there will not be any trash trucks going into or out of the site. Mr. Wilkerson said that he would be taking care of any trash generated by the site. Mr. O'Kelley asked if all buildings on the development will be single-story. Mr. Wilkerson said that all buildings will be one story with the exception of the main office building, which may have a basement.

Mr. O'Kelley asked if anyone else would like to speak in support of the request. Mr. Brian Pierce came forward to offer support of the request. He gave a brief history of the area and the surrounding properties. Dr. Brad Thomas came forward to give his support. He gave a background on how the idea for the residence program was created. Alice Wilkerson stepped forward and described the goals of the program. Mr. O'Kelley asked if the conditions would keep additional buildings from being built in the future. Mr. Evans explained that the site plan shows the development fully built out and that significant additions would require a new Conditional zoning approval.

Mr. O'Kelley asked if there was anyone to speak against the request. Neighbor Patty Williams stepped forward to voice her concerns; Ms. Williams lives on Property D, which abuts the proposed congregate living facility. She asked what is the blue area indicated on the site plan. Mr. Wilkerson explained that the blue area is for overflow parking, and he added that there will be a residence for him on site as well as a residence for staff and two multipurpose buildings. Ms. Williams said that she did not feel that a 50-foot buffer between the site and residential properties was enough, and she expressed concern for the wildlife and the creeks in the area. Mr. Wilkerson said that the creeks will be left intact, and the wildlife will be left as undisturbed as possible. Ms. Sandy Gore, another neighbor to the property, asked Mr. Wilkerson how he obtains money for such an operation. Mr. Wilkerson said that his income comes from donations and sales from his thrift store. Another resident, Debra Lawson, asked how Oakland Avenue might be overburdened by traffic due to the development. Mr. Wilkerson answered that the first year of development will be the busiest time, as construction trucks will have to use Oakland Avenue for access to the site. Ms. Lawson asked about the other large property adjacent to the site and if it would be developed. Mr. O'Kelley stated that the other property could be developed in the future, as it would be the owners' right to do so. Ms. Lawson asked about annexation of the surrounding properties. Mr. Evans answered that only the proposed site will be annexed. Ms. Lawson asked how the development would affect infrastructure. Mr. Wilkerson said that no major construction would be applied to the existing infrastructure.

Mr. Wilburn asked if the congregate living facility and its staff would need to have any kind of medical license from the State. Mr. Evans mentioned that some facilities do not require licensing and Ms. Wilkerson explained that licensing was not required due to the scope of services to be offered at the facility.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Mr. Trogdon motioned to adopt the proposed consistency and reasonableness statements and to

recommend approval of the request with the attached conditions, and Mr. Wilburn seconded. All were in favor, and the motion passed unanimously.

NEW BUSINESS

A. RZ-26-04: REQUEST TO APPLY INITIAL ZONING, R10 (CZ) MEDIUM-DENSITY CONDITIONAL, TO PROPERTY LOCATED ON THE NORTH SIDE OF CRESTVIEW CHURCH ROAD BETWEEN 319 AND 381 CRESTVIEW CHURCH RD., AND 603 AND 659 CRESTVIEW CHURCH RD., IDENTIFIED BY RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7659842547 AND 7659858407.

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

Applicant: Stanley Martin Homes, LLC
Location: Crestview Church Rd
PIN: 7659842547 and 7659858407
Size: 83.78 acres +/-
Jurisdiction: Randolph County (Annexation Petition has been filed)
Current Land Use: Undeveloped
Overlay Districts: None
Infrastructure: City Sewer crosses the property; Water available through Seagrove Ulah Metropolitan Water District

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 (191 dwellings total on 191 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) The site plan shows two entrances from Crestview Church Road and a future connection to residentially zoned property to the north. A Traffic Impact Analysis conducted by the applicant is currently under review by NCDOT. The preliminary recommendation of the TIA is that no improvements to Crestview Church Rd. (at either entrance or off-site) are necessary.

5) A 10-foot landscape buffer is proposed along the Crestview Church Road frontage and is to be maintained by the homeowners association.
6) Proposed lot sizes, widths, and setbacks are reduced from typical R10 ordinance requirements as allowed for Planned Unit Development. Overall project density (roughly 2.6 units per acre, excluding right-of-way) is consistent with R10.
7) Two-car garages are proposed for each dwelling.
8) Planned Unit Developments typically require visitor parking. 38 visitor parking spaces are required for this project. While some dedicated visitor parking areas are proposed, visitor parking is primarily offered through on-street and driveway parking, with a proposed minimum of one space per driveway. When combining two parking spaces per garage with one per driveway, this results in a total of 573 parking spaces.
9) Sidewalk is proposed to be constructed along both sides of each street. Sidewalk will not connect to Lots 78 & 79, which are proposed to be accessed by Crestview Church Rd.
10) Recreation and open space are proposed through natural wilderness areas and a 5-foot wide natural foot path. Natural areas and passive recreation areas shall be provided in each phase of the development before the final plat for each phase. The applicant has indicated that the natural walking path and foot bridge will be installed after the construction of Phases 1 and 2.
11) A 30-foot undisturbed stream buffer, other than for the construction of roadway crossings, utility installation, and possible future walking paths, is proposed.
12) This specific project is exempt from NCDEQ stormwater permitting and post construction stormwater regulations, and therefore has no stormwater requirements. However, the applicant states the site has been designed in a manner typical for an NCDEQ low-density stormwater site, if it were in a jurisdictional area. A proposed condition ensures all NCDEQ permits are obtained prior to the issuance of a zoning compliance permit.

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

1) (+) 10' Type B buffer along Crestview Church Rd.
2) (-) Lots 78 & 79 not connected to the pedestrian network

Mr. Luck 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 191 dwellings on 191 lots. The minimum lot size shall be 7,500 square feet. The total built upon area for the development shall remain under twenty-four percent (24%).
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. Evaluation of changes necessitated by NCDOT permitting requirements resulting from the development's traffic impact analysis shall be reviewed consistent with Section 4.05(C)(13).
D. 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.
E. Front yard averaging shall not apply within the development. 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.

F. All dwellings/lots shall include a two-car garage and driveway sufficient for parking of one vehicle.
G. Except for required driveway and utilities, a 10-foot Type B landscape buffer shall be preserved or installed along the Crestview Church Road frontage as shown on the approved plan.
H. Natural areas and passive recreation areas shall be provided in each phase of the development before the final plat for each phase. A natural walking path shall be installed before the final plat of Phases 1 and 2. A 30-foot undisturbed stream buffer, other than for the construction of roadway crossings, utility installation, and possible future walking paths, shall be maintained.
I. Maintenance of all recreation/open space areas, landscaping, 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).
J. Before 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 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, road names, and on-street parking, and submittal of required review fees.
K. 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.
L. 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
- **Checklist Item 6:** Existing infrastructure is adequate to support the desired zone
- **Checklist Item 11:** Rezoning will promote the type of development described in Design Principles
- **Goal 4.1:** Identification and protection of environmentally sensitive areas
- **Goal 5.3:** Interconnected and multi-modal transportation networks

- **Checklist Items 12-13:** 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area

Goals/Policies Not Supporting Request:

- **Checklist Item 14:** Rezoning is not located on steep slopes of greater than 20%.

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 much of the surrounding area, the request can be reviewed against general goals and policies. This application is consistent with many LDP goals and policies, including interconnected and multi-modal transportation networks, open and recreation space, tree preservation and landscaping, and protection of environmentally sensitive areas. The application is reasonable given the proposed density relative to the size and topography of the property, Crestview Church Rd. being classified as a minor thoroughfare, the proximity to other major roads, employment, and recreational amenities such as the Cone Health ZooCity Sportsplex and NC Zoo, and the benefit to the overall community through additional housing opportunities.

Staff Recommendation: Approve

Planning Board Action Items:

1) Adopt Plan Consistency and Reasonableness Statement

2) a) Recommend approval or denial of zoning map amendment RZ-26-04; 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. Luck asked if the Board had any questions. Mr. O'Kelley asked if the existing industrial properties adjacent to the proposed site will need to add buffers to their properties. Mr. Luck said that existing uses will not need to add buffers as-is; however, if the existing industrial uses wanted to expand, they would have to add buffers between themselves and the new residential property.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. Tom Hall of Stanley Martin Homes stepped forward. He explained his plans for the site and mentioned that the proposed use fits in with the land use plan. Ms. Vuncannon asked what the pricing would be for the units. Mr. Hall said that the prices would be around $300,000.

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

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. All were in favor, and the motion passed unanimously.

ITEMS NOT ON THE AGENDA
Mr. Evans mentioned to the Board that the budget year starts in July. He also mentioned that the Land Development Plan, which had been halted due to Covid-19, would be resumed this year, starting within a few months with a much broader Comprehensive Plan. This will include a land development component but will also have a housing analysis, a public safety analysis,

infrastructure assessment, a recreation plan, an economic assessment, a natural resource assessment, and a downtown revitalization plan. Mr. Evans added that there will be a discussion on fees for systems development.

ADJOURNMENT

Mr. O'Kelley adjourned the meeting.

Jamie Wilkins, Planning Board Secretary

Michael O'Kelley, Planning Board Chair

CITY OF ASHEBORO
NORTH CAROLINA

RZ-26-05

Request to rezone property located at 506 Pineview St., including Randolph County Parcel Identification Numbers 7753771023. 7753771033, and 7750771083 from R10 Medium-Density Residential to R10 (CZ) Medium-Density Residential for two-family dwellings

CITY OF ASHEBORO
PLANNING & ZONING

Zoning Map Amendment: RZ-26-05
Staff Report prepared for Asheboro Planning Board
Date: April 6, 2026

1. Request	
Applicant: BLL Holdings, LLC	**Property Owner:** BLL Holdings, LLC
Zoning ***Existing:*** R10 Medium-Density Residential ***Proposed:*** R10 Medium Density Residential (CZ) Conditional Zoning ***History:*** None	
Required Notice ***Mailed Notice by Applicant:*** 3-20-26	

2. Site Information	
Location	506 Pineview Street
PIN	7753771023, 7753771033. 7753771083
Size	22,170 square feet (0.51 acres +/-)
Jurisdiction	Corporate Limits
Current Land Use	Vacant (previously one single-family dwelling)
Overlay Districts	None
Infrastructure	City utilities are available
Transportation	
Street Classification:	Minor Thoroughfare
Maintenance:	State
Other Notes:	Average Daily Traffic per NCDOT: 7,700 (2012 Capacity: 10,200). This property is impacted by a project by NCDOT (U-5711) to widen Pineview Street to a three-lane facility from about 0.2 miles west of the subject property to North Fayetteville Street. NCDOT has obtained additional right-of-way from the subject property for this widening.
Surrounding Land Use	
North:	Industrial
South:	Commercial
East:	Undeveloped Residential
West:	Commercial

3. Staff Analysis

1) The proposed use is for two duplex (two-family) dwellings.
2) **R10 District Statement of Intent:** 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:**
   Dwelling/Residence, Two Family: A structure containing two dwelling units.
4) The property is currently zoned R10 and allows one single-family dwelling or one two-family dwelling. The applicant requests a Conditional zoning because there is a requirement that a

two-family dwelling be located on a lot with at least 15,000 square feet in the R10 district, and at least 75 feet of lot width. The average lot size is 11,085 square feet, and the lot widths are approximately 64.5 feet.

5) The plan has been routed to NCDOT for review. While NCDOT indicated a preference for 100 feet of separation between driveways, they noted that the driveway locations are acceptable.
6) The area includes industrial and residential uses, primarily two-family dwellings with some single-family dwellings and manufactured housing. Within 2,000 feet, east of the property along Pineview Street are three residentially zoned parcels with a higher density than R10.

4. Modifications to Ordinance Regulations

1) (+) Foundation plantings, trees every 25' on eastern property boundary adjacent to R10 residential property (currently undeveloped), and three 6' trees in the front yard.
2) (+)The applicant proposes 3 parking spaces per dwelling, exceeding the two spaces per dwelling required by the zoning ordinance.
3) (-) Lot size is less than typical 15,000 square feet required in R10 zoning district for a duplex.
4) (-) Lot width is less than typical 75 feet required in R10 zoning district.

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

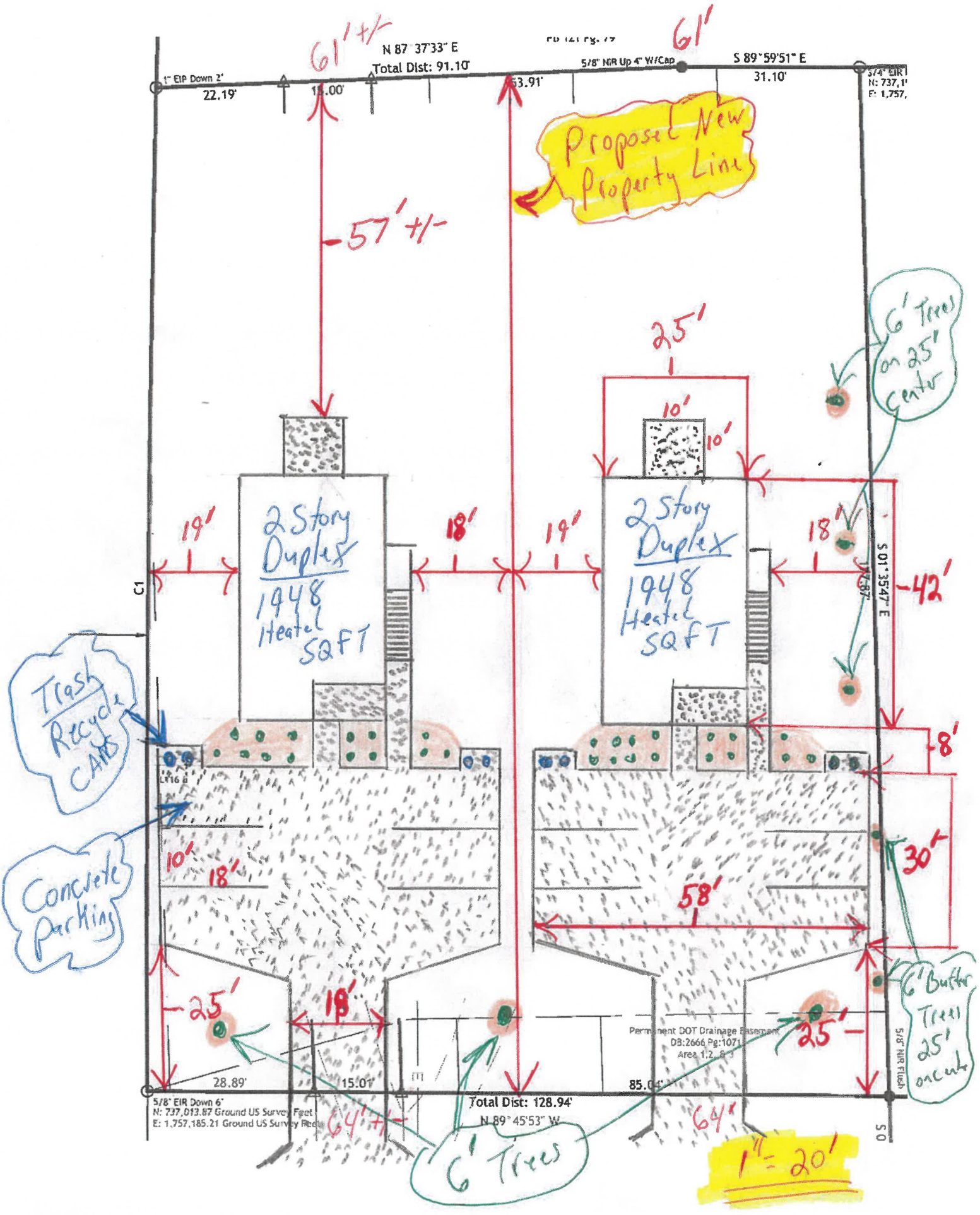
(A) The use approved shall be a single-family or two-family dwelling on each of the two (2) parcels of land shown on the approved site plan.
(B) It shall be the property owner's responsibility to obtain any and all permits and approvals required for the proposed land use.
(C) The trees depicted on the site plan shall be consistent with allowable Street Trees specified in Appendix A of Section 4.07 or Evergreen Trees specified in Appendix A of Section 6.14.B.
(D) 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 for the proposed land use, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
(E) Prior to the issuance of a zoning permit for development depicted, the owner shall provide the following:
(i) NCDOT permit(s), unless NCDOT, and updates to the plan as necessary to obtain said permit.
(ii) Recordation of a survey plat creating the lots as shown on the site plan.
(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 the conditional zoning district in the chain of title for the Zoning Lot.

6. Land Development Plan Consistency and Reasonableness

Proposed Land Use Map	Neighborhood Residential
Growth Strategy Map	Primary Growth
Small Area Map	Northeast
LDP 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 6: Existing infrastructure is adequate to support the desired zone. • 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 • Policy 2.1.5: City will ensure development regulations provide appropriate transitional land uses, such as office & institutional, between high-intensity industrial/commercial & low-intensity residential uses.	
Staff Proposed Plan Consistency and Reasonableness Statement	The request is consistent with the Land Development Plan due to being designated on the proposed land use map as "Neighborhood Residential". That designation emphasizes density similar to existing neighborhoods, and the surrounding neighborhood includes some parcels with density higher than typical R10 standards. The property's proximity to industrial uses, abutting industrial zoning, proximity to I-73/74, and the benefit to the public providing additional housing close to employment centers justify the request for slightly higher density than typical R10 standards would allow. The request provides for a reasonable use of property to the property owner given the property size. The additional landscaping, not typically required for two-family dwellings, also makes the request reasonable by providing additional protection to adjoining residential property given the slightly higher density.

7. Recommendations 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-26-05; rezone to R10 (CZ) b) Attach zoning conditions as summarized or with modification.


61' +/-
N 87° 37'33" E
Total Dist: 91.10'
61'
S 89°59'51" E
31.10'
1" EIP Down 2'
22.19'
5/8" NIR Up 4" W/Cap
Proposed New Property Line
-57' +/-
25'
10'
10'
6' Trees on 25' Center
2 Story Duplex
1948 Heated SQFT
19'
18'
14'
2 Story Duplex
1948 Heated SQFT
18'
S 01°35'47" E
-42'
Trash/Recycle CANS
8'
Concrete Parking
10'
18'
30'
58'
25'
18'
25'
6' Buffer Trees 25' on center
Permanent DOT Drainage Easement
DB:2666 Pg:1071
Area 1,2, & 3
28.89'
15.01'
85.04'
5/8" EIR Down 6"
N: 737,013.87 Ground US Survey Feet
E: 1,757,185.21 Ground US Survey Feet
Total Dist: 128.94'
N 89°45'53" W
64' +/-
64'
6' Trees
1" = 20'

364
366

John Evans

Subject: FW: [External Sender] [External] Re: 506 Pineview St 27203
Attachments: Site Plan .pdf

-------- Forwarded message ---------
From: **Kimes, Tyler J** <tjkimes@ncdot.gov>
Date: Tue, Mar 3, 2026 at 11:26 AM
Subject: RE: [External] Re: 506 Pineview St 27203
To: Brian Lucas [Email address redacted]
Cc: Miller, Jason K <jkmiller@ncdot.gov>

Hey Brian,

I don't have any major concerns with this. Ideally we would have 100' separation between the two driveways but this road does have some that do not meet that.

Thanks,

Tyler Kimes, EI

Senior Assistant District Engineer

NCDOT Highway Division 8

District 1 - District Office

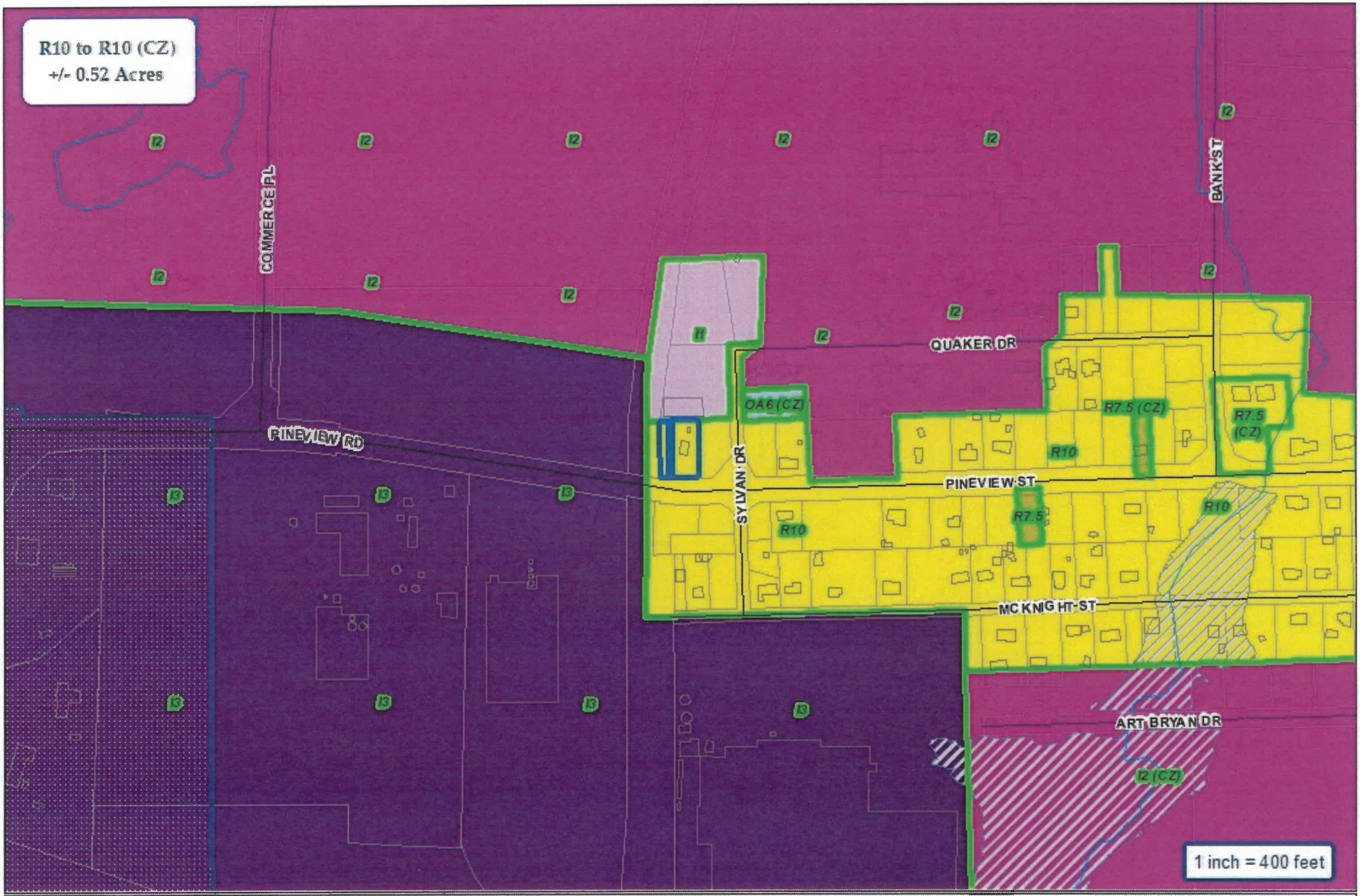
336-318-4000 – Office

336-318-4005 – Direct

Tjkimes@ncdot.gov

300 DOT Drive

Asheboro, NC 27205



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-05

Parcels: 7753771083, 7753771033 & 7753771023

ETJ

Floodplain - 100 Year

Subject Property

Zoning

Map_ID	Owner
A1	BLL HOLDINGS LLC
A2	BLL HOLDINGS LLC
A3	BLL HOLDINGS LLC
B	HL2 HOLDINGS LLC
C	HL2 HOLDINGS LLC
D	BLL2 HOLDINGS LLC
E	BLL2 HOLDINGS LLC
F	LYCOS HOLDINGS LLC
G	HAMLET, CARL DONALD (SMITH, DORIS H)

City of Asheboro Planning & Zoning Department

ETJ

Floodplain - 100 Year

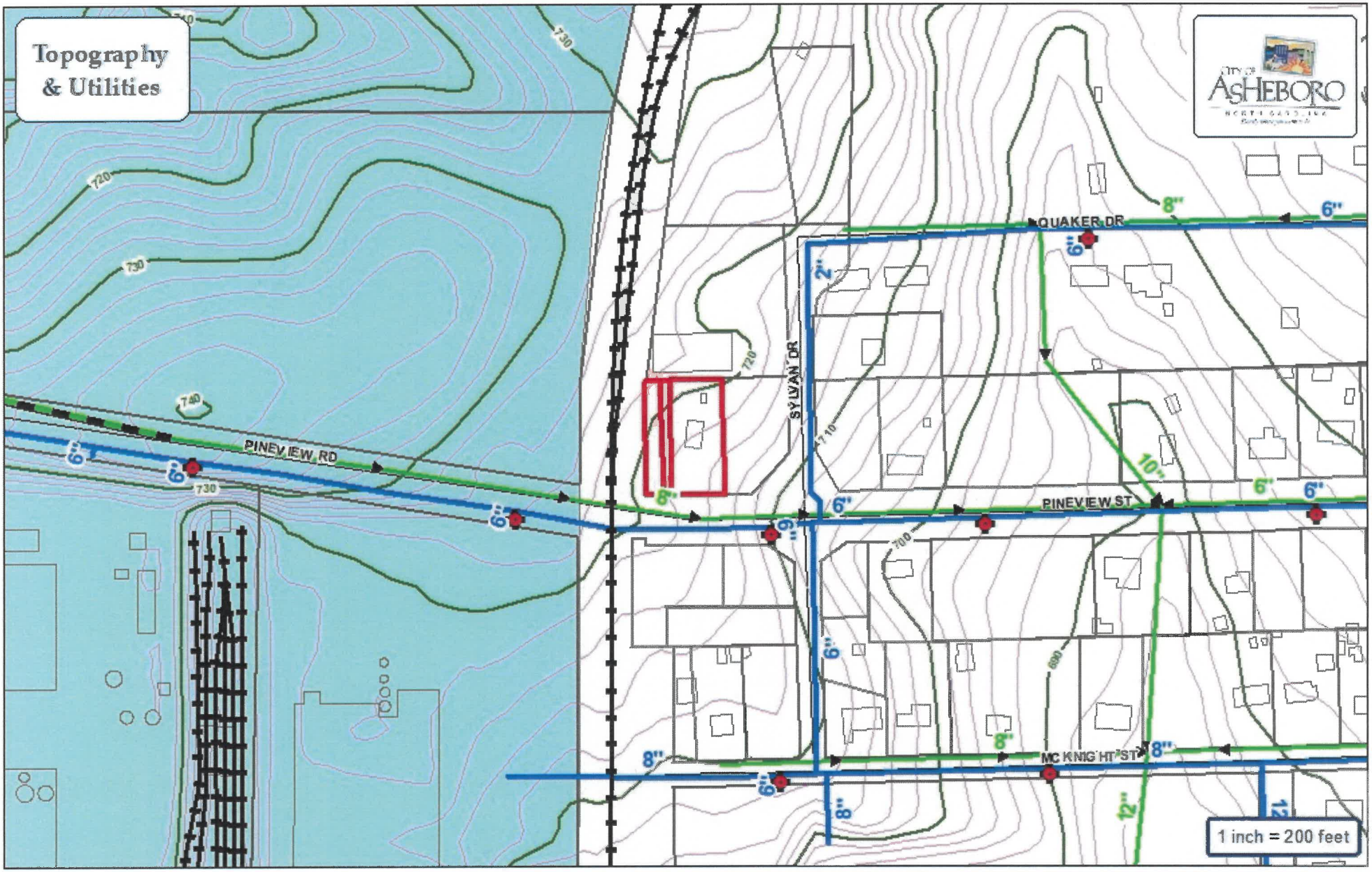
Rezoning Case: RZ-26-05

Parcels: 7753771083, 7753771033 & 7753771023

Subject Property

Adjoining Properties

City Zoning



City of Asheboro Planning & Zoning Department

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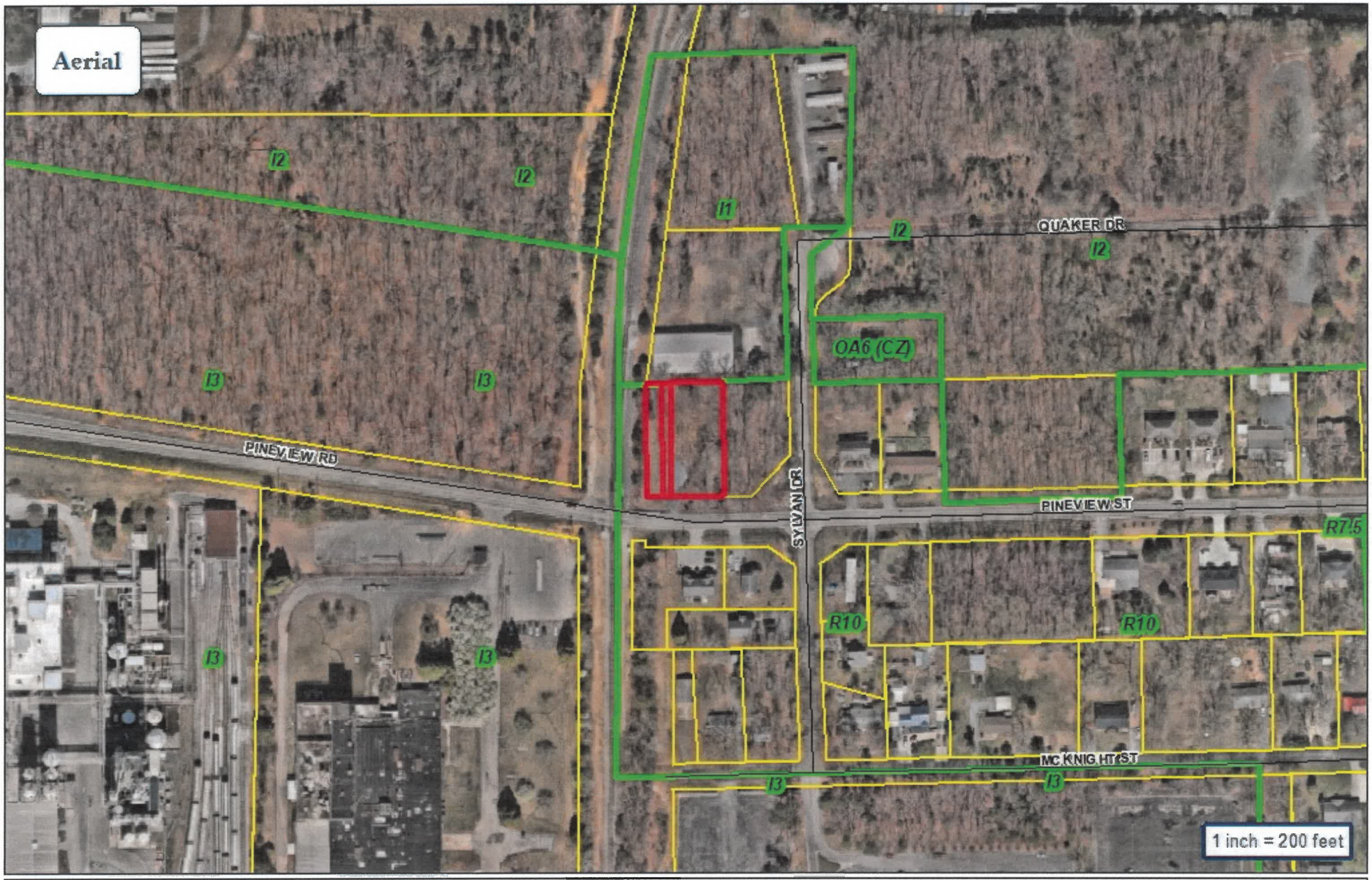


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-05

Parcels: 7753771083, 7753771033 & 7753771023

Subject Property

Zoning

ORIGINAL

Application for Conditional Zoning District

APPLICATION FEE

A $600 filing fee is required for Conditional Rezoning applications for property less than 2 acres. A filing fee of $800 is required for applications for 2 to 10 acres, and a filing fee of $1,000 + $15/acre is required for applications over 10 acres.

APPLICATION INSTRUCTIONS:

The conditional zoning process can be complex. A Conditional Zoning District involves a proposal for a specific use that is customized to a particular property. In order to ensure compliance with application requirements, the applicant is **required** to have a pre-application conference with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Please contact staff at (336) 626-1201 ext. 2392 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

1. **A pre-application conference with staff is required prior to the application being accepted. At this conference, staff and the applicant will discuss the rezoning request, the unique aspects of conditional zoning, the requirements for completing the review schedule, contact persons for services and permits, and information regarding site plans, landscaping, and other development requirements. This meeting must occur no more than sixty (60) days prior to the application filing deadline.**

2. A legal description/deed reference of such land.

3. Six (6) copies of a site plan drawn to scale to be submitted to the Planning Board. The Planning Board will review the proposal and forward a recommendation, including conditions for the zoning, to City Council. The month following the Planning Board meeting, City Council will review the proposed Conditional Zoning District application and site plan and may adopt, not adopt, or refer the application back to the Planning Board for review of any revisions made to the site plan subsequent to the initial submittal of the application materials.

4. Letter to be mailed by applicant notifying neighboring property owners of the request. Consistent with Section 160D-602(e) of the North Carolina General Statutes, the applicant shall notify neighboring property owners of the requested conditional zoning as well as the location, time, and date on which the Planning Board will hold a legislative hearing on the request. This notice must be in the form of a mailed notice provided in compliance with the guidance found in Section 160D-602(a) of the North Carolina General Statutes. During the legislative hearing, the applicant shall report to the Planning Board on the delivery of the required notice and any communication with neighboring property owners and residents concerning the requested conditional zoning.

146 N. Church St., Asheboro, NC 27203
Telephone: (336) 626-1201 ext. 2392; Fax: (336) 626-1218; www.asheboronc.gov

APPLICATION DEADLINES AND MEETING DATES

The deadline for filing of applications for legislative hearings will be the day which is 55 days prior to the date of the City Council meeting for which the public hearing is to be set, provided that the deadline is no less than 17 days prior to the Planning Board's required legislative hearing; in these instances, the deadline will be 62 days prior to the date of the City Council meeting for which the public hearing is to be set.

If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

Application Deadline	***Planning Board Meeting***	***City Council Meeting***
December 12, 2025	Monday, January 5, 2026	Thursday, February 5, 2026
January 9, 2026	Monday, February 2, 2026	Thursday, March 5, 2026
February 13, 2026	Monday, March 2, 2026	Thursday, April 9, 2026
March 13, 2026	Monday, April 6, 2026	Thursday, May 7, 2026
April 10, 2026	Monday, May 4, 2026	Thursday, June 4, 2026
May 15, 2026	Monday, June 1, 2026	Thursday, July 9, 2026
June 12, 2026	Monday, July 6, 2026	Thursday, August 6, 2026
July 17, 2026	Monday, August 3, 2026	Thursday, September 10, 2026
August 14, 2026	Tuesday, September 8, 2026	Thursday, October 8, 2026
September 11, 2026	Monday, October 5, 2026	Thursday, November 5, 2026
October 16, 2026	Monday, November 2, 2026	Thursday, December 10, 2026
*November, 2026: Confirm application deadline with staff	Monday, December 7, 2026.	*January, 2027: Confirm meeting date with staff

***January, 2027 Council meeting date is not set by Council until December, 2026.**

ITEMS TO BE SHOWN ON THE SITE PLAN:

The application for a Conditional Zoning District shall include a site plan, which must be drawn to scale, with supporting information and text that specifies the actual use or uses intended for the Zoning Lot and any rules, regulations, and conditions that, in addition to all predetermined Ordinance requirements, will govern the development and use of the Zoning Lot. The following information must be provided, if applicable:

1) The actual shape, location, dimensions, and total acreage of the Zoning Lot; its zoning classification; the general location of the Zoning Lot in relation to major streets, railroads, and/or waterways; a north arrow; and, if the Zoning Lot is not of record, sufficient data to locate the lot on the ground;

2) All existing rights-of-way, easements, and reservations;

3) In addition to providing the shape, size, and location of any structure(s) already located on the Zoning Lot, the site plan must show the shape, size, and location of all structures to be erected, altered, or moved on the Zoning Lot;

4) Building elevations of all exterior facades at a minimum scale of 1/8" = 1';

5) The existing and intended use(s) of the Zoning Lot, specifically including the number of residential units and the total square footage of any nonresidential development;

6) The location and size of all yards, buffers, screening, and landscaping, including by way of illustration and not limitation front yard and parking lot landscaping, required by the Ordinance's predetermined standards for the general zoning classification applicable to the Zoning Lot or as otherwise proposed by the applicant;

7) All existing and proposed points of access to public streets;

8) Proposed phasing, if any;

9) The location and type of screening used to screen mechanical equipment;

10) The location, access to, and screening of a central solid waste area;

11) Traffic, parking, and circulation plans, specifically including the location and dimensions of off-street parking areas and loading spaces;

12) The grade separation of structure(s) and parking areas;

13) The paving material for parking areas;

14) Curb cuts;

15) The compliance of the proposed development with the Ordinance's predetermined sign regulations;

16) The level of compliance of the land use(s) proposed for the Zoning Lot with the Ordinance's predetermined performance standards for the general zoning classification assigned to the Zoning Lot, including by way of illustration and not limitation performance standards pertaining to light, noise, and vibration;

17) If applicable, the location of any flood zones;

18) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;

19) If applicable, the location of the watershed;

20) When required by the Ordinance's predetermined specifications, sidewalks; and

21) Information addressing the applicable permitting requirements of other local governmental agencies as well as federal and state agencies, including by way of illustration and not limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

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 BLL Holdings, LLC

Location of Property 506 Pineview Street *Property Size (ac. or s.f.)* _____

Randolph County Property Identification Number (PIN#) 7753-77-1083; 7753-77-1023; 7753-77-1033

Current Zoning District R-10 *Requested Zoning District* R-10 CZ

Date Property Title Acquired 1/29/2026 *Deed Book* 2999 *Page* 731

Subdivision Eugene E. Brown *Section* Map 3 *Lot #* 112- 116; portion of 117

Plat Book 5 *Page* 81

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:

Rezone 506 Pineview Street, Asheboro, NC 27203 (PIN#7753-77-1083; 7753-77-1023; 7753-77-1033)

from R-10 to R10 CZ to allow two (2) duplexes on the site.

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

R10 permits single family and residential duplexes. The proposed rezoning is compatible with surrounding land uses. The duplexes will provide housing close to employment centers with access to I73-74

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.

N/A

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 public health, safety, and general welfare?

Improve the condition of the City's existing housing inventory. Existing and new employment centers (Ross Distribution) are easily accessible from Pineview Street.

Does not apply ☐

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

The former residence on the site has been removed. Lots 112-116 and portion of 117 of the Eugene E. Brown SD Map No. 3 (PB 195, Pg 68) combined contain 22,170 sq. ft. more or less. Each 2 story duplex would occupy 11,000+ sq. ft. parcel. The Applicant currently owns and rents many duplexes on Pineview Street in close proximity to the subject property. The development will offer housing near employment centers and commercial uses which promotes positive growth and employment.

NCLTA Copyright and Entire Agreement: This Agreement and any attachments hereto represent the entire agreement between Seller, Buyer and/or Owner and Company and no prior or contemporaneous agreement or understanding inconsistent herewith (whether oral or written) pertaining to such matters is effective. THIS IS A COPYRIGHT FORM and any variances in the form provisions hereof must be specifically stated in the blank below and agreed to in writing by the Company: _____

CAUTION: NO MODIFICATION of this Agreement and NO WAIVER of any of its terms or conditions shall be effective unless made in writing and approved by the Company.

Seller(s) / Owner(s):

_____ _____
Signature Print

_____ _____
Signature Print

SUBSCRIBED, SWORN TO, and acknowledged before me this _____day of _____, 202__.

_____ My Commission Expires: _____
NOTARY PUBLIC

Buyer(s):

_____ _____
Signature Print

_____ _____
Signature Print

SUBSCRIBED, SWORN TO, and acknowledged before me this _____day of _____, 202__.

_____ My Commission Expires: _____NOTARY PUBLIC

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)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

PO Box 2021
Asheboro NC 27204

Telephone Number

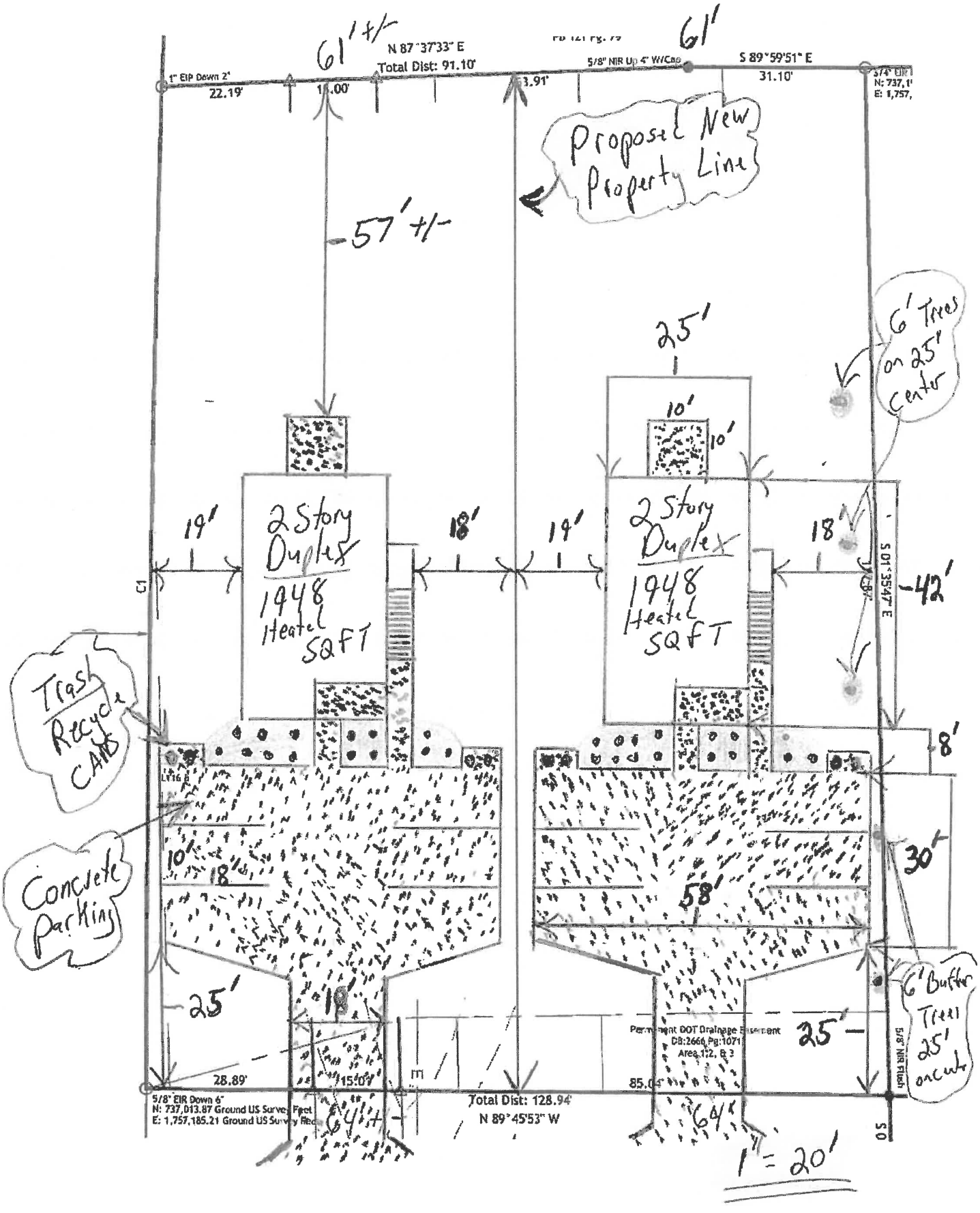
336 465 0947

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE ***Date:*** 3-13-26 ***Case Number:*** RZ-25-05


61' +/-
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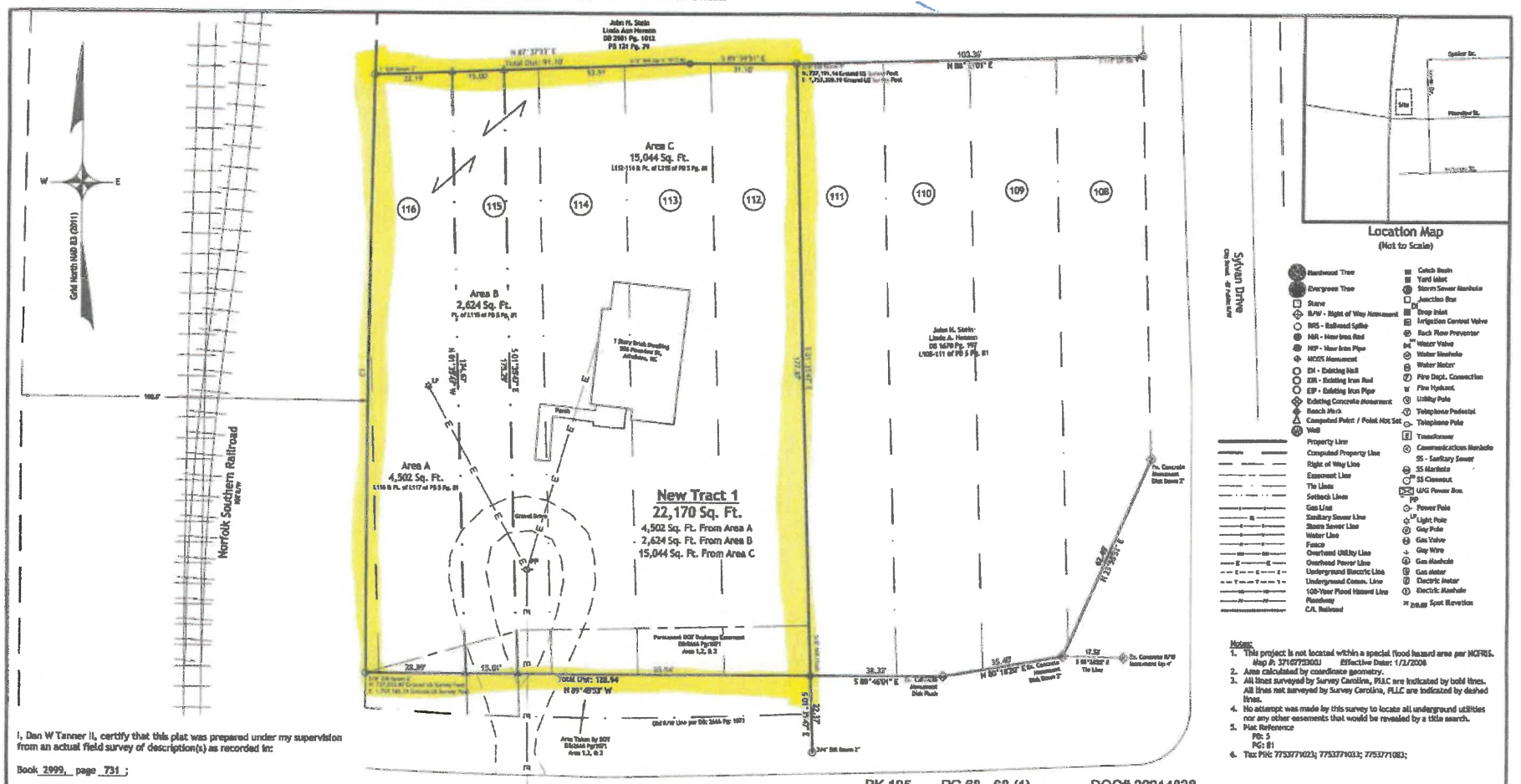
Trash Recycle CANS
Concrete Parking
8'
30'
58'
6' Buffer Trees 25' on ctr
25'
25'
28.89'
15.07'
Permanent DOT Drainage Easement DB:2666, Pg:1071 Area:112, ± 3
5/8" RIR Flush
5/8" EIR Down 6"
N: 737,013.87 Ground US Survey Feet
E: 1,757,185.21 Ground US Survey Feet
64'+/-
Total Dist: 128.94'
N 89°45'53" W
64'+/-
1" = 20'

Submitted electronically by Survey Carolina, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Randolph County Register of Deeds.



Location Map
(Not to Scale)

Hardwood Tree
Evergreen Tree
Stone
R/W - Right of Way Monument
RRS - Railroad Spike
NIR - New Iron Rod
NIP - New Iron Pipe
MCGS Monument
EM - Existing Mail
EIR - Existing Iron Rod
EIP - Existing Iron Pipe
Existing Concrete Monument
Reach Mark
Computed Point / Point Not Set
Well
Property Line
Computed Property Line
Right of Way Line
Easement Line
Tie Lines
Setback Lines
Gas Line
Sanitary Sewer Line
Storm Sewer Line
Water Line
Fence
Overhead Utility Line
Overhead Power Line
Underground Electric Line
Underground Comm. Line
100-Year Flood Hazard Line
Floodway
C/L Railroad
Catch Basin
Yard Inlet
Storm Sewer Manhole
Junction Box
Drop Inlet
Irrigation Control Valve
Back Flow Preventer
Water Valve
Water Manhole
Water Meter
Fire Dept. Connection
Fire Hydrant
Utility Pole
Telephone Pedestal
Telephone Pole
Transformer
Communication Manhole
SS - Sanitary Sewer
SS Manhole
SS Cleanout
UAG Power Box
Power Pole
Light Pole
Guy Pole
Gas Valve
Guy Wire
Gas Manhole
Gas Meter
Electric Meter
Electric Manhole
Spot Elevation

Notes:
1. This project is not located within a special flood hazard area per NCFRIS. Map #: 3710773300J Effective Date: 1/2/2006
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Plat Reference
   PB: 5
   PG: 81
6. Tax PIN: 7753771023; 7753771033; 7753771083;

I, Dan W Tanner II, certify that this plat was prepared under my supervision from an actual field survey of description(s) as recorded in:

Book 2999, page 731 ;

That the boundaries not surveyed are clearly indicated as such and were plotted from information as referenced hereon; That the ratio of precision as calculated was 1:10000+ and that the global navigation satellite system (GNSS) was used to perform a portion of this survey and the following information was used:

(1) Class of survey: Class A
(2) Positional accuracy: <0.10'
(3) Type of GNSS field procedure: Real-Time Kinematic Networks
(4) Dates of survey: January 01, 2020
(5) Datum/Epoch: NAD83(2011) / 2010.00
(6) Published/Fixed-control use: North Carolina Real Time Network
(7) Geoid model: Geoid18
(8) Combined grid factor(s): 0.99988895
(9) GPS/GNSS Scale Point:
N:737,019.39 E:1,757,214.73 Z:717.78
(10) Units: US Survey Feet

In accordance with NC General Statute 47-30(f)11d I further certify this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

That this plat meets the requirements of the standards of practice for land surveying in North Carolina (21 NCAC 56.1600) and that this plat was prepared in accordance with G.S 47-30 as amended. Witness my hand and seal this the 10th day of February, A.D. 2026.

Professional Land Surveyor L-4787

NORTH CAROLINA PROFESSIONAL SEAL L-4787 LAND SURVEYOR DAN W TANNER II

BK 195 PG 68 - 68 (1) DOC# 20214838
This Document eRecorded: 02/13/2026 08:18:15 AM
Fee: $21.00 DocType: PLAT Tax: $0.00
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

STATE OF NORTH CAROLINA
I, Justin Luck, Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
02/12/2026
Date Review S

Survey For:
Brian Lucas
City of Asheboro
Randleman Township Randolph County
North Carolina February 6, 2026
Current Owners:
BLL Holdings, LLC
PO Box 2021
Asheboro, NC 27204
Scale: 1" = 20 US Survey Feet

Bar Scale:
0 20 40 60

SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com
Firm #: P-1110

Drawn By: JER
Checked By: DWT
Job #: 18530
© 2026 Survey Carolina, Pllc

BK 2999 PG 731 - 736 (6) DOC# 20214151
This Document eRecorded: 01/29/2026 03:09:44 PM
Fee: $26.00 DocType: DEED Tax: $140.00
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax:	**$140.00**	Recording Time, Book and Page:	
Tax Map No.		Parcel Identifier No:	**7753.77.1083**

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 **26th** day of **January, 2026**, by and between

GRANTOR

Joyce I. Shaw, a widow; Donnie Lee Hill and wife, Marilyn R. Hill; Sharita Nicole Vestal Welch, divorced; April Hodges Haithcox and husband, Brandon Haithcox; and Eric Shawn Hodges, unmarried

Mailing Address: 3069 WOW Road, Randleman, NC 27317

GRANTEE

BLL Holdings, LLC, a North Carolina limited liability company

Mailing Address: 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 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:

Randleman Township, Randolph County, North Carolina:

PIN: 7753-77-1083

Lots Nos. 112, 113 and 114 of the Eugene E. Brown Subdivision, Map No. 3, a plat of which is recorded in Plat Book 5, Page 81, in the Office of Register of Deeds for Randolph County, North Carolina.
BEGINNING at a stake in the northern right-of-way line of the road, which said stake is the southwestern corner of Lot No. 114 of the Eugene E. Brown Subdivision, Map No. 3, a plat of which is recorded in Plat Book 5, Page 81, in the office of the Office of the Register of Deeds for Randolph County, thence in a western direction along said right-of-way and the southern boundary of Lot No. 115 ten (10) feet to a stake; thence in a northern direction parallel with the western boundary of Lot No. 114 a distance of two hundred (200) feet to a stake in the northern boundary of said Lot No. 115; thence in an eastern direction along the northern boundary of said Lot No. 115 a distance of ten (10) feet to a stake, the northwestern corner of Lot No. 114; thence in a southern direction 200 feet along the western boundary of Lot No. 114 to the Beginning, being the eastern ten-foot portion of Lot No. 115 of the said Eugene E. Brown Subdivision , Map No. 3.

PIN: 7753.77.1033

BEING ALL of Lot No. 115 of the Eugene E. Brown Subdivision, Map No. 3, a plat of which is recorded in Plat Book 5, Page 81, in the Office of the Register of Deeds of Randolph County, North Carolina.

SAVE AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED.

PIN: 7753.77.1023

BEING LOTS 116 and 117 of the Eugene E. Brown Subdivision, Map #3, as shown by plat recorded in Plat Book 5, Page 81, in the Office of the Register of Deeds of Randolph County, North Carolina.

This deed is made SUBJECT to a railroad right of way.

See Will of Shelby Jean Ingram Hill that was filed but never probated (22 E 000667-750) and a duplicate filing in (23 E 000604-750) Randolph County Clerk of Court.

Shelby Jean Ingram Hill had four (4) children, Linda I. Hodge aka Linda I. Hodges, Joyce I. Shaw, Tammy A. Hill, and Donnie Lee Hill. Linda I. Hodge (DOD: 1-11-2008) (divorced) predeceased Shelby Jean Ingram Hill. Linda I Hodge died intestate and her heirs are April Hodges Haithcock and Eric Shawn Hodges. Tammy A. Hill (DOD: 3-19-2022) predeceased Shelby Jean Ingram Hill. Tammy A. Hill's Estate can be found in 22 E 000378-750. Tammy A. Hill's Estate identifies Nicky Vestal (also known as Sharita Nicole Vestal Welch) as her heir. Jason Lee Hill was Tammy A. Hill's son who predeceased his mother on 07-21-2021 with no spouse and no children.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **1219/1500/2478**, Page **653/1463/1217**, **Randolph** County Registry.

A map showing the above described property is recorded in Plat Book **5**, Page **81**, 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.

Joyce I. Shaw (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **Joyce I. Shaw** personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal this 29 day of January 2026.

My Commission Expires: 5/11/2027

Sharon F. Leonard, Notary Public

(SEAL)

SHARON F. LEONARD
Notary Public
Randolph County, NC
My Commission Expires
5/11/2027
RANDOLPH COUNTY, NC

Donnie Lee Hill (SEAL)
Donnie Lee Hill

Marilyn R. Hill (SEAL)
Marilyn R. Hill

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **Donnie Lee Hill and wife, Marilyn R. Hill** personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal this 29 day of January 2026.

My Commission Expires: 5/11/2027

Sharon F. Leonard, Notary Public

(SEAL)

SHARON F. LEONARD
Notary Public
Randolph County, NC
My Commission Expires
5/11/2027
RANDOLPH COUNTY, NC

Sharita Nicole Vestal Welch (SEAL)
Sharita Nicole Vestal Welch

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **Sharita Nicole Vestal Welch** personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal this 29 day of January 2026.

My Commission Expires: 5/11/2027

Sharon F. Leonard, Notary Public

(SEAL)

SHARON F. LEONARD
Notary Public
Randolph County, NC
My Commission Expires
5/11/2027
RANDOLPH COUNTY, NC

April Haithcox (SEAL)
April Hodges Haithcox

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **April Hodges Haithcox** personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal this 29 day of January 2026.

My Commission Expires: 5/11/2027

(SEAL)

Sharon F. Leonard, Notary Public

SHARON F. LEONARD
Notary Public
Randolph County, NC
My Commission Expires
5/11/2027
RANDOLPH COUNTY, NC

Brandon Haithcox (SEAL)
Brandon Haithcox

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **Brandon Haithcox** personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal this 29 day of January 2026.

My Commission Expires: 5/11/2027

(SEAL)

Sharon F. Leonard, Notary Public

SHARON F. LEONARD
Notary Public
Randolph County, NC
My Commission Expires
5/11/2027
RANDOLPH COUNTY, NC

Eric Shawn Hodges (SEAL)
Eric Shawn Hodges

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **Eric Shawn Hodges** personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal this 29 day of January 2026.

My Commission Expires: 5/11/2027

Sharon F. Leonard, Notary Public

(SEAL)

SHARON F. LEONARD
Notary Public
Randolph County, NC
My Commission Expires
5/11/2027
RANDOLPH COUNTY, NC

CITY OF ASHEBORO
NORTH CAROLINA

RZ-26-06

Request to rezone property located at 403 West Balfour Avenue and along Terry Avenue, a portion of Randolph County Parcel Identification Number 7752876568, from I1 Light Industrial to OA6 (CZ) Office-Apartment Conditional zoning for multiple family dwellings.

CITY OF ASHEBORO
PLANNING & ZONING

Zoning Map Amendment: RZ-26-06
Staff Report prepared for Asheboro Planning Board
Date: April 6, 2026

1. Request	
Applicant: Harpley's Properties, LLC	**Property Owner:** Harpley's Properties, LLC
Zoning ***Existing:*** I1 ***Proposed:*** OA6 (CZ) ***History:*** None	
Required Notice ***Mailed Notice by Applicant:*** 3-17-26	

2. Site Information	
Location	West Balfour Ave and Terry Ave
PIN	Portion of 7752876568
Size	12.94 acres +/-
Jurisdiction	City Limits
Current Land Use	Undeveloped
Overlay Districts	N/A
Infrastructure	Water and Sewer Available
Transportation	
Street Classification:	W. Balfour: Minor Thoroughfare; Terry: Local Street
Maintenance:	W. Balfour: State Maintained; Terry: City Maintained
Other Notes:	W. Balfour 2024 AADT: 2500; 2012 Capacity: 10,200
Surrounding Land Use	
North:	Residential
South:	Industrial
East:	Residential
West:	Industrial

3. Staff Analysis

1) **OA6 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.*
2) **Dwelling/Residence, Multiple Family:** A structure containing three or more dwelling units
3) 64 units (32 one-bedroom and 32 two-bedroom) are proposed on roughly 13 acres of land to be subdivided from the existing parcel. This is roughly 5 units per acre, or 11.5% floor area ratio. Multi-Family Dwellings under 17% floor area ratio may be permitted by right in the OA6 zoning district.
4) Fiber cement siding is the primary building material proposed, compliant with OA6 regulations.
5) Proposed development access is via Terry Avenue and Randall Street (also city-maintained). Public Works has identified these streets as deficient, both in width and the condition of these streets. Discussions are ongoing with Public Works staff regarding the condition and width of

these streets and any required improvements that could be expected to be installed by the developer.

6) All proposed development is located outside of the Special Flood Hazard Area.
7) Staff returned comments to the applicant regarding a previous site plan on March 25 and received an updated plan on April 1. Comments included labeling of recreation area, easements, dumpster details, and other miscellaneous items.

4. Modifications to Ordinance Regulations

(+) Screen consisting of evergreen trees placed 15' on center along the eastern property line that abuts a single-family dwelling.
(+) Landscaping around the foundations of buildings
(-) The proposed number of parking spaces is 5 spaces below the minimum requirement. Recreational vehicle parking is not provided; however, the site plan indicates that "recreational vehicle parking on-site is prohibited."

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

(A) The approved use shall be Dwelling, Multiple Family up to 64 units.
(B) A screen consisting of evergreen trees, not less than 6 feet at the time of planting, spaced every 15' on center, shall be planted along the eastern property line that abuts a single-family dwelling. In addition, vegetation shall be planted around the foundations of each building, consistent with Section 5.05(36)(8).
(C) The developer shall obtain approval from the Public Works Department regarding any required improvements to Terry Avenue or Randall Street, and before issuance of a Zoning Compliance Permit.
(D) Solid waste disposal for the project shall be consistent with city policies and codes.
(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) 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) The applicant may provide additional parking in compliance with Chapter 6 and outside of any required setbacks or buffer/screening/landscaping areas. Such a change shall not be deemed a modification and may be reviewed by city staff for inclusion in the file without further review by the city council.
(H) 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.
(I) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation showing the following:
    (i) Detail on outdoor lighting consistent with requirements of Section 6.02 of the Asheboro zoning ordinance.

(ii) Driveway permitting from Asheboro Engineering Department in conjunction with Condition (C).
(iii) Approval from NC Department of Transportation, if required by NCDOT.
(iv) Approval from NC Department of Environmental Quality, as required by NCDEQ.

(J) 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.

(K) 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	Industrial
Growth Strategy Map	Primary Growth
Small Area Map	Northeast

LDP Goals/Policies Supporting Request (3)

- Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- Checklist Item 12: Property is located outside of the watershed area, or the rezoning request will not impose a significant, negative environmental impact.
- 2.1.5 The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

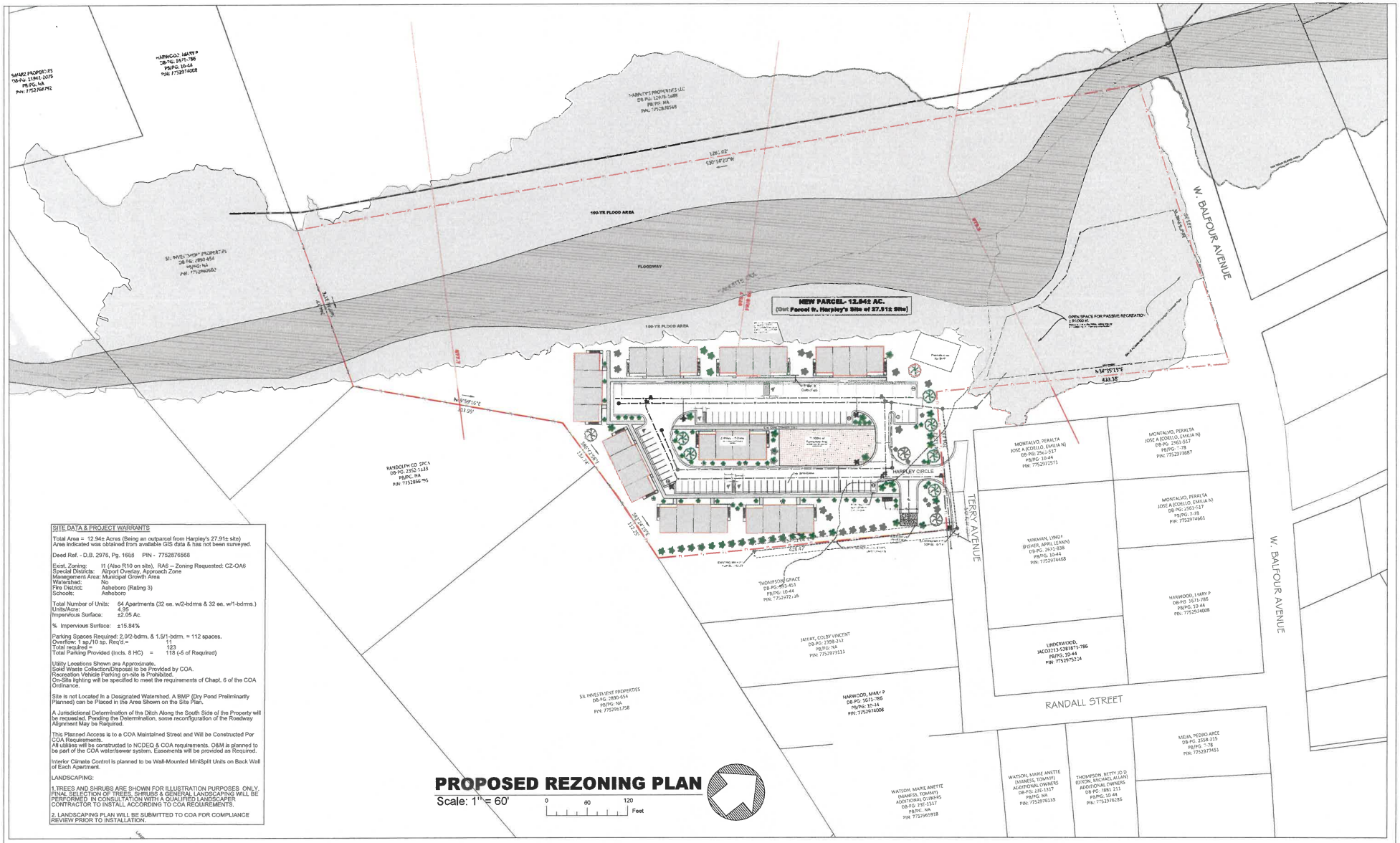
LDP Goals/Policies Not Supporting Request (3)

- Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.
- Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance Statement of Intent for the OA6 district.
- Checklist Item 6: Existing infrastructure is not adequate to support the desired zone. (water, sewer, roads).

Staff Proposed Plan Consistency and Reasonableness Statement	The Land Development Plan map designates this property as part of the primary growth area. While the request does not propose access from a minor thoroughfare or higher classification street, the proposed use may be less intense than the industrial uses that could be permitted under the existing industrial zoning, making the request reasonable given the size and physical conditions of the property. With the proposed conditions, including screening, the request provides additional protection for neighboring properties beyond typical ordinance requirements. The request allows a reasonable use of the property for the property owner, along with the benefit to the public through additional housing opportunities near employment,

	schools, and recreational amenities, such as North Asheboro Park and future North Asheboro Greenway.

7. Staff Recommendation and Planning Board Action Items	
Staff Recommendation	Approve, attaching conditions as summarized and subject to site plan corrections.
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Recommend approval or denial of zoning map amendment RZ-26-06; rezone to OA6 (CZ) Conditional Zoning District to Dwelling, Multiple Family. b) Attach zoning conditions as summarized or with modification.



SITE DATA & PROJECT WARRANTS

Total Area = 12.94± Acres (Being an outparcel from Harpley's 27.91± site)
Area indicated was obtained from available GIS data & has not been surveyed.

Deed Ref. - D.B. 2976, Pg. 1668 PIN - 7752876568

Exist. Zoning: I1 (Also R10 on site), RA6 – Zoning Requested: CZ-OA6
Special Districts: Airport Overlay, Approach Zone
Management Area: Municipal Growth Area
Watershed: No
Fire District: Asheboro (Rating 3)
Schools: Asheboro

Total Number of Units: 64 Apartments (32 ea. w/2-bdrms & 32 ea. w/1-bdrms.)
Units/Acre: 4.95
Impervious Surface: ±2.05 Ac.

% Impervious Surface: ±15.84%

Parking Spaces Required: 2.0/2-bdrm. & 1.5/1-bdrm. = 112 spaces.
Overflow: 1 sp./10 sp. Req'd.= 11
Total required = 123
Total Parking Provided (Incls. 8 HC) = 118 (-5 of Required)

Utility Locations Shown are Approximate.
Solid Waste Collection/Disposal to be Provided by COA.
Recreation Vehicle Parking on-site is Prohibited.
On-Site lighting will be specified to meet the requirements of Chapt. 6 of the COA Ordinance.

Site is not Located in a Designated Watershed. A BMP (Dry Pond Preliminarily Planned) can be Placed in the Area Shown on the Site Plan.

A Jurisdictional Determination of the Ditch Along the South Side of the Property will be requested. Pending the Determination, some reconfiguration of the Roadway Alignment May be Required.

This Planned Access is to a COA Maintained Street and Will be Constructed Per COA Requirements.
All utilities will be constructed to NCDEQ & COA requirements. O&M is planned to be part of the COA water/sewer system. Easements will be provided as Required.

Interior Climate Control is planned to be Wall-Mounted MiniSplit Units on Back Wall of Each Apartment.

LANDSCAPING:

1.TREES AND SHRUBS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. FINAL SELECTION OF TREES, SHRUBS & GENERAL LANDSCAPING WILL BE PERFORMED IN CONSULTATION WITH A QUALIFIED LANDSCAPER CONTRACTOR TO INSTALL ACCORDING TO COA REQUIREMENTS.

2. LANDSCAPING PLAN WILL BE SUBMITTED TO COA FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.

PROPOSED REZONING PLAN

Scale: 1" = 60' 0 60 120 Feet

REVISIONS			
BY	DATE	DESCRIPTION	SYM.

FOR REVIEW ONLY
NOT ISSUED FOR CONSTRUCTION

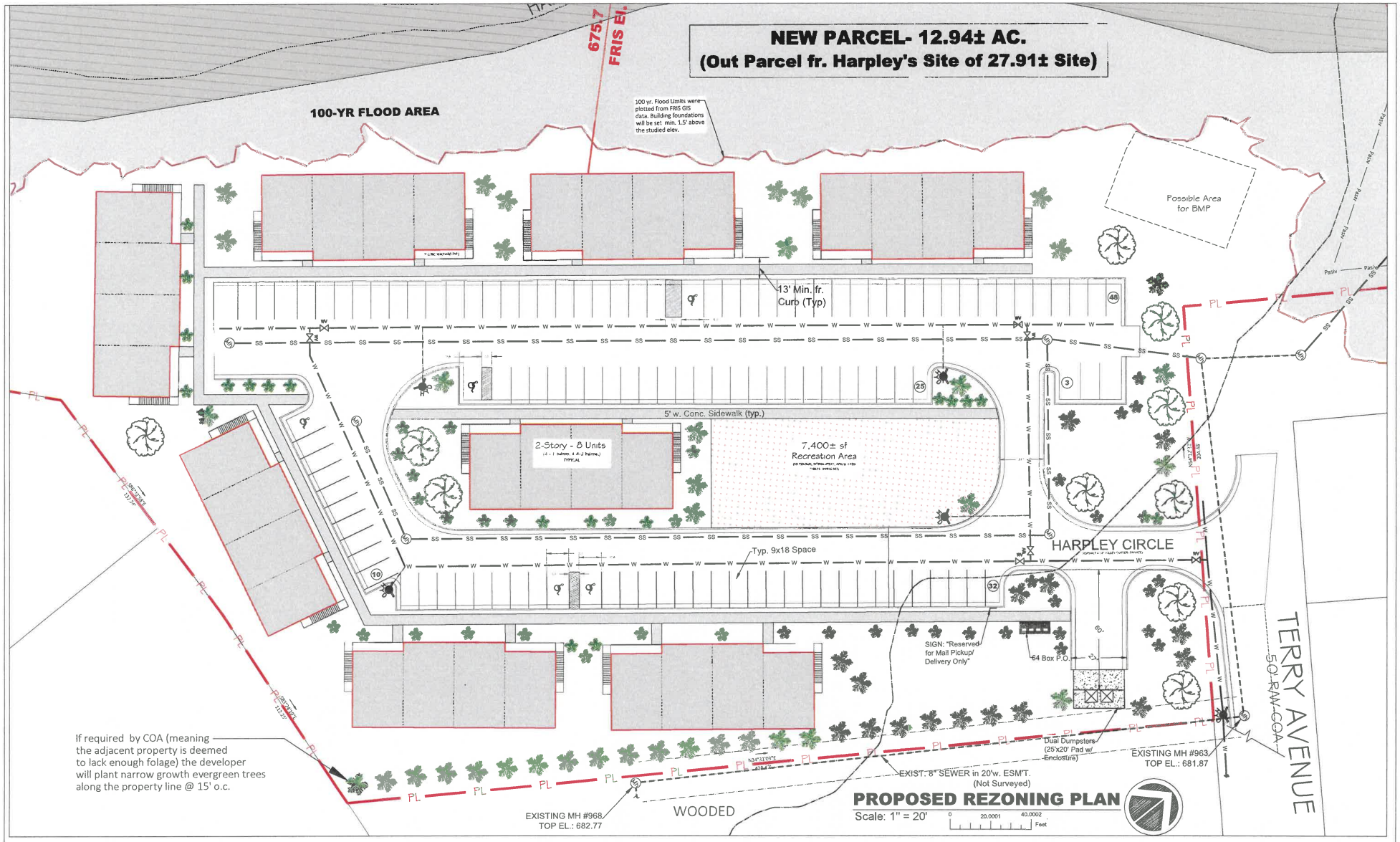
CONSULTING, CIVIL ENGINEER
HIRAM J. ARZIANO, PE
PO Box 278, Asheboro, NC 27204 - (336)493-4450
hmarziano@triadbiz.rr.com

OVERALL SITE PLAN

A Townhome Apartment Complex
HARPLEY VILLAGE
Asheboro - Randolph Co - NC

Scale:	NOTED
Date:	03/05/2026
Drawn:	HJM
Checked:	---
Job No.:	Crum-5

Sheet No.: 1
Of: 2 Version: 1



REVISIONS			
BY	DATE	DESCRIPTION	SYM.

FOR REVIEW ONLY
NOT ISSUED FOR CONSTRUCTION

CONSULTING, CIVIL ENGINEER
HIRAM J. ARZIANO, PE
PO Box 278, Asheboro, NC 27204 - (336)-493-4450
hmarziano@triadbiz.rr.com

ENLARGED SITE PLAN

A Townhome Apartment Complex
HARPLEY VILLAGE
Asheboro - Randolph Co - NC

Scale:	NOTED
Date:	03/05/2026
Drawn:	HJM
Checked:	---
Job No.:	Crum-5

Sheet No.: 2
Of: 2 Version: 1

FRONT ELEVATION

Preliminary Sketch - Harpley Village Apartments

SQUARE FOOTAGE

1-Bedroom Apt: 956 sf
2-Bedroom Apt: 1060 sf
Covered Porch Ea. Floor: 900 sf (Not Heated)
Total Heated Area Under Roof (2 Floors) = 7950 sf

HARPLEYS APPARTMENTS

Not for Construction

8-Plex Front Elevation

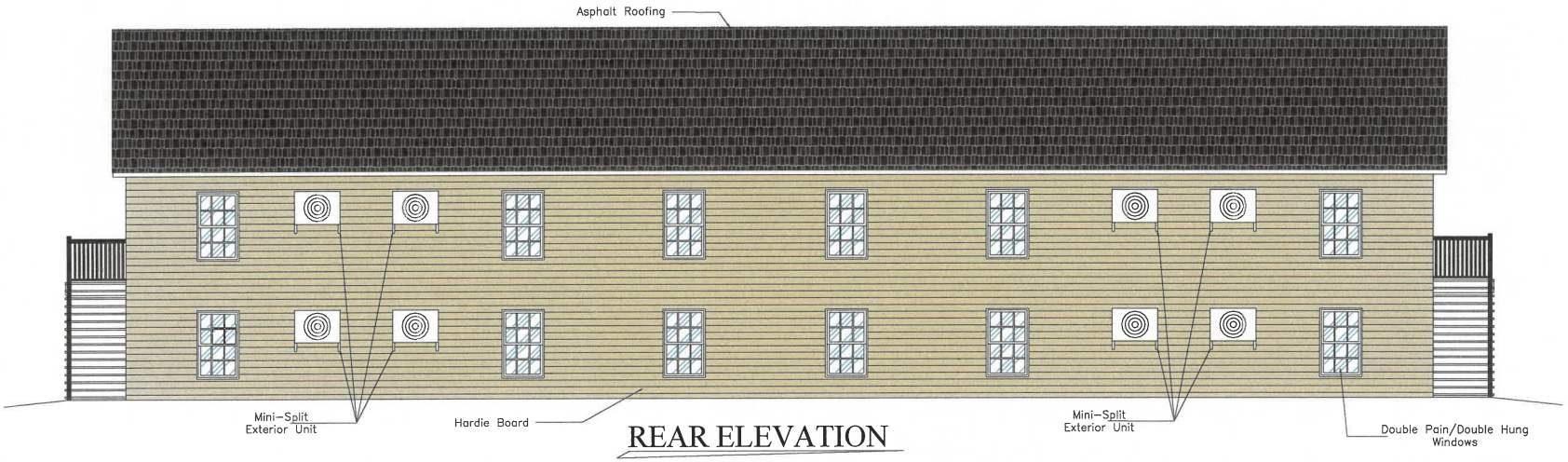
Elevation Render Sheet

Scale: 1/4" = 1'

Date 3/15/2026

Drawn By:

Sheet No. 1 of 6



REAR ELEVATION

Preliminary Sketch - Harpley Village Apartments

HARPLEYS APARTMENTS

Not for Construction

8-Plex Rear Elevation

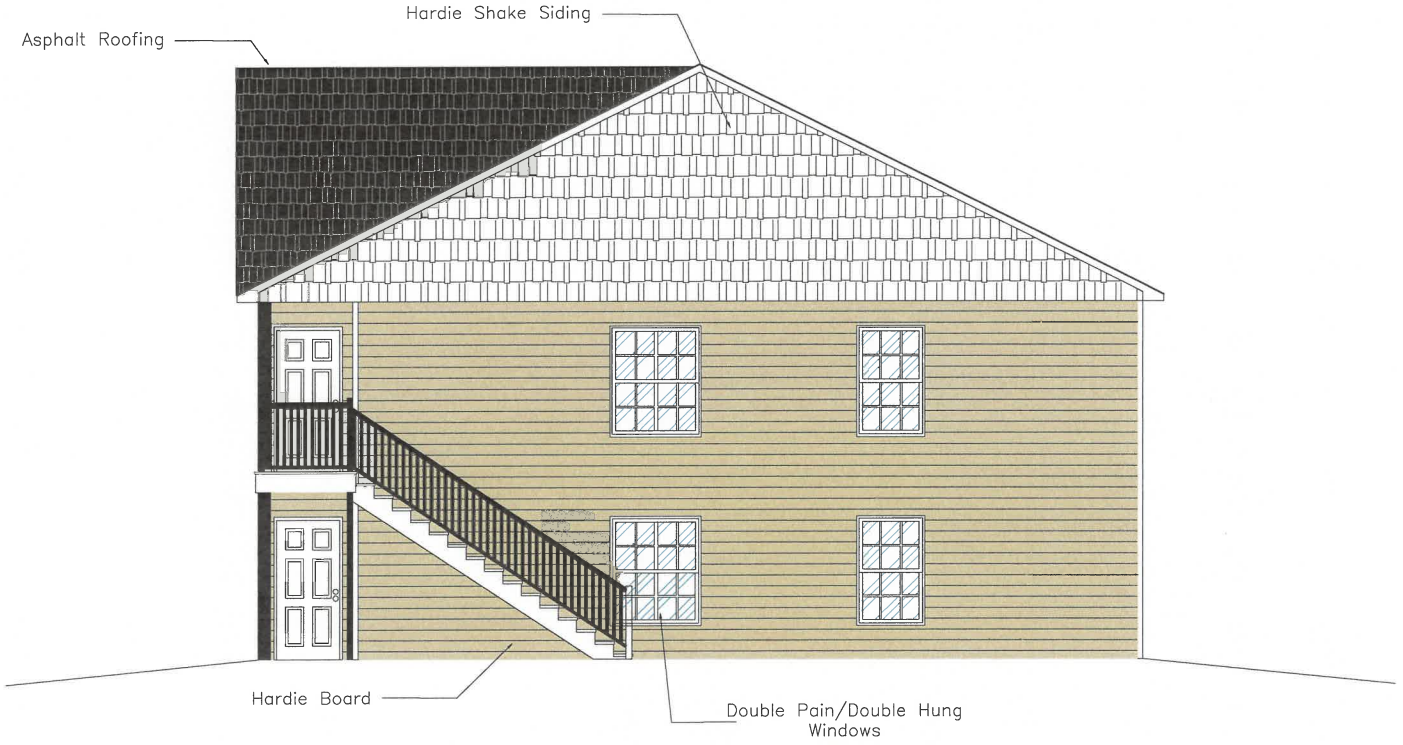
Elevation Render Sheet

Scale: 1/4" = 1'

Date 3/13/2026

Drawn By:

Sheet No. 2 of 6



SIDE 1 ELEVATION

Preliminary Sketch - Harpley Village Apartments

HARPLEYS APARTMENTS

Not for Construction

8-Plex Side 1 Elevation

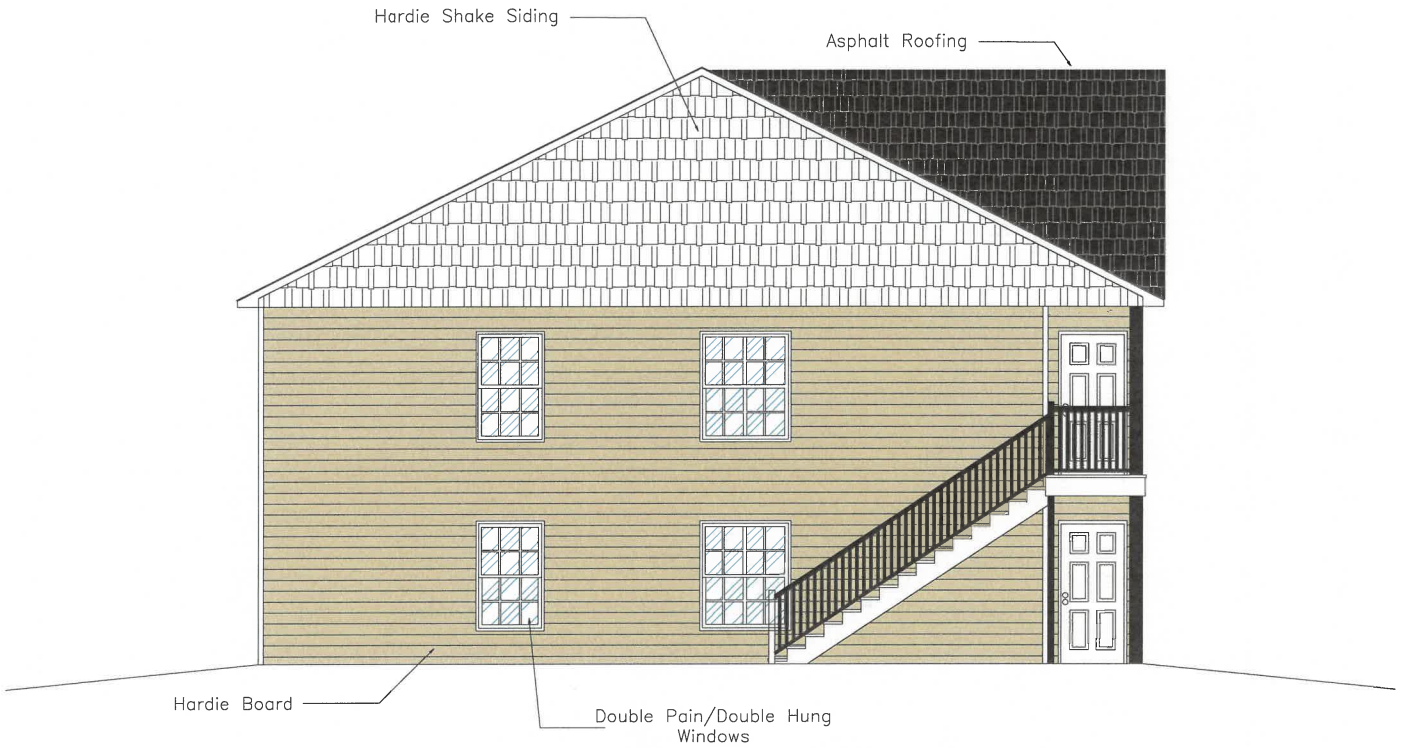
Elevation Render Sheet

Scale: 3/8" = 1'

Date 3/13/2026

Drawn By:

Sheet No. 3 of 6



SIDE 2 ELEVATION

Preliminary Sketch - Harpley Village Apartments

HARPLEY APARTMENTS

Not for Construction

8-Plex Side 2 Elevation

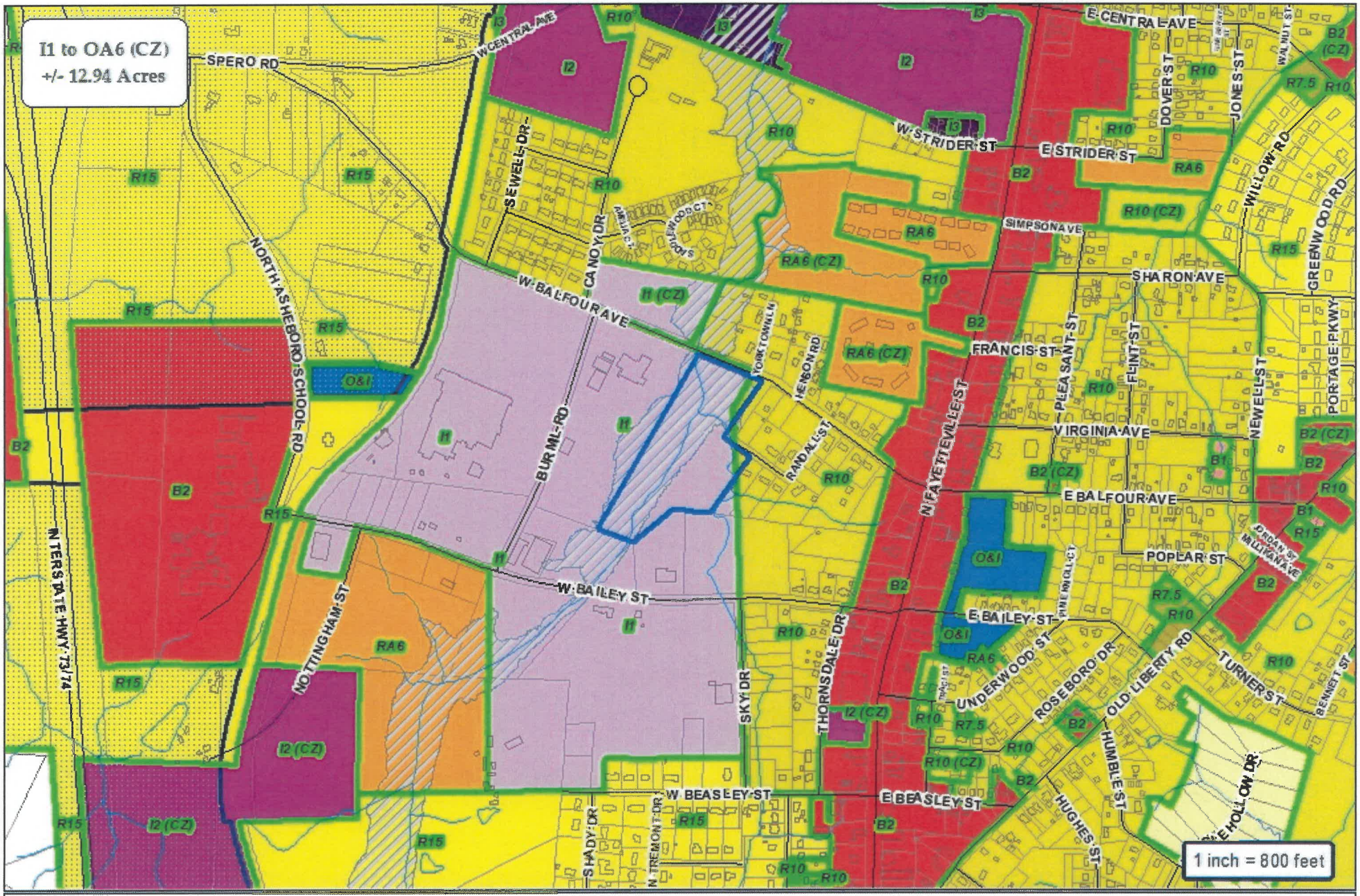
Elevation Render Sheet

Scale: 3/8" = 1'

Date 3/13/2026

Drawn By:

Sheet No. 4 of 6



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-06

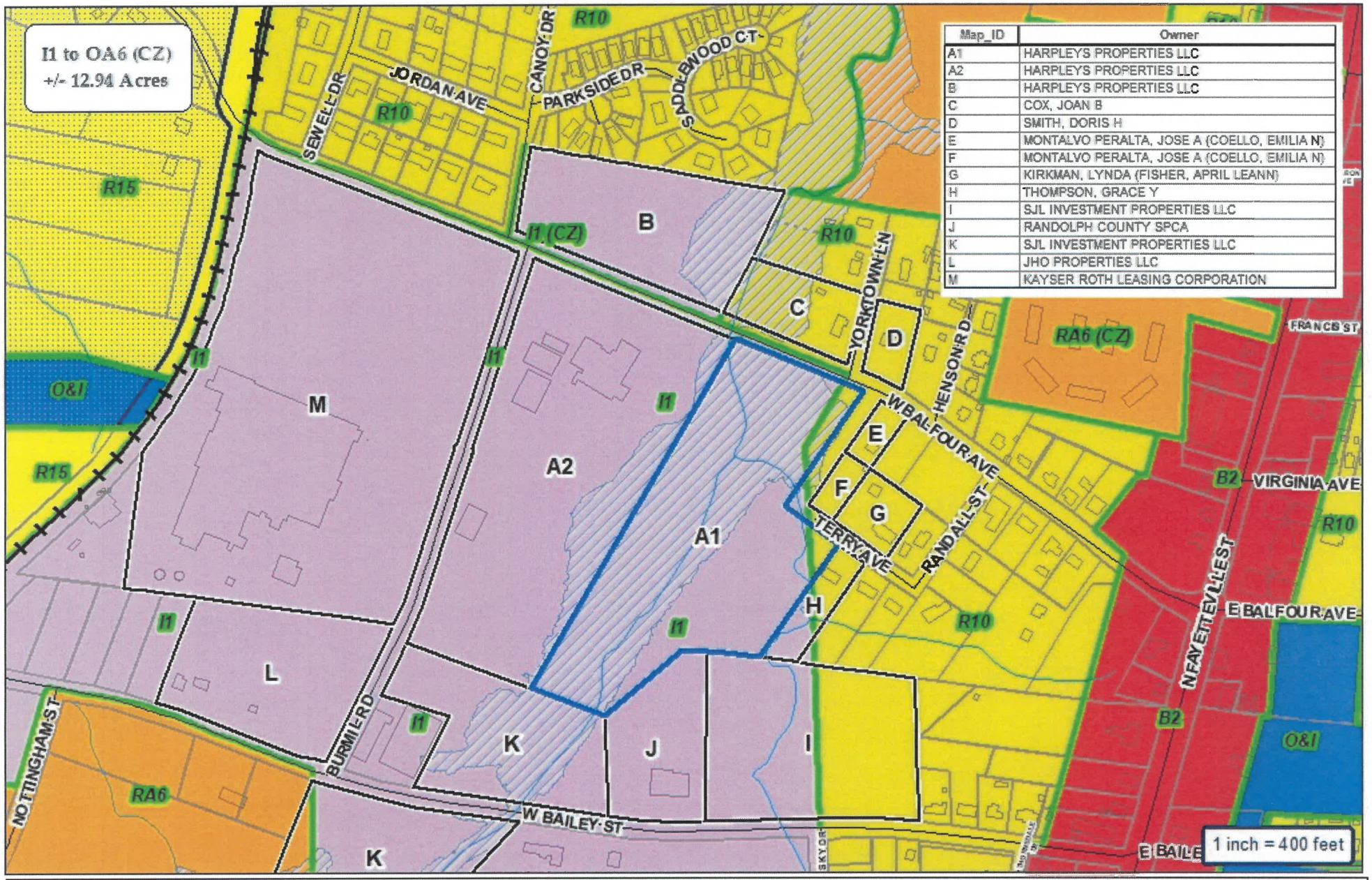
Parcels: 7752876568 (pt.)

ETJ

Floodplain - 100 Year

Subject Property

Zoning



CITY OF ASHEBORO
NORTH CAROLINA

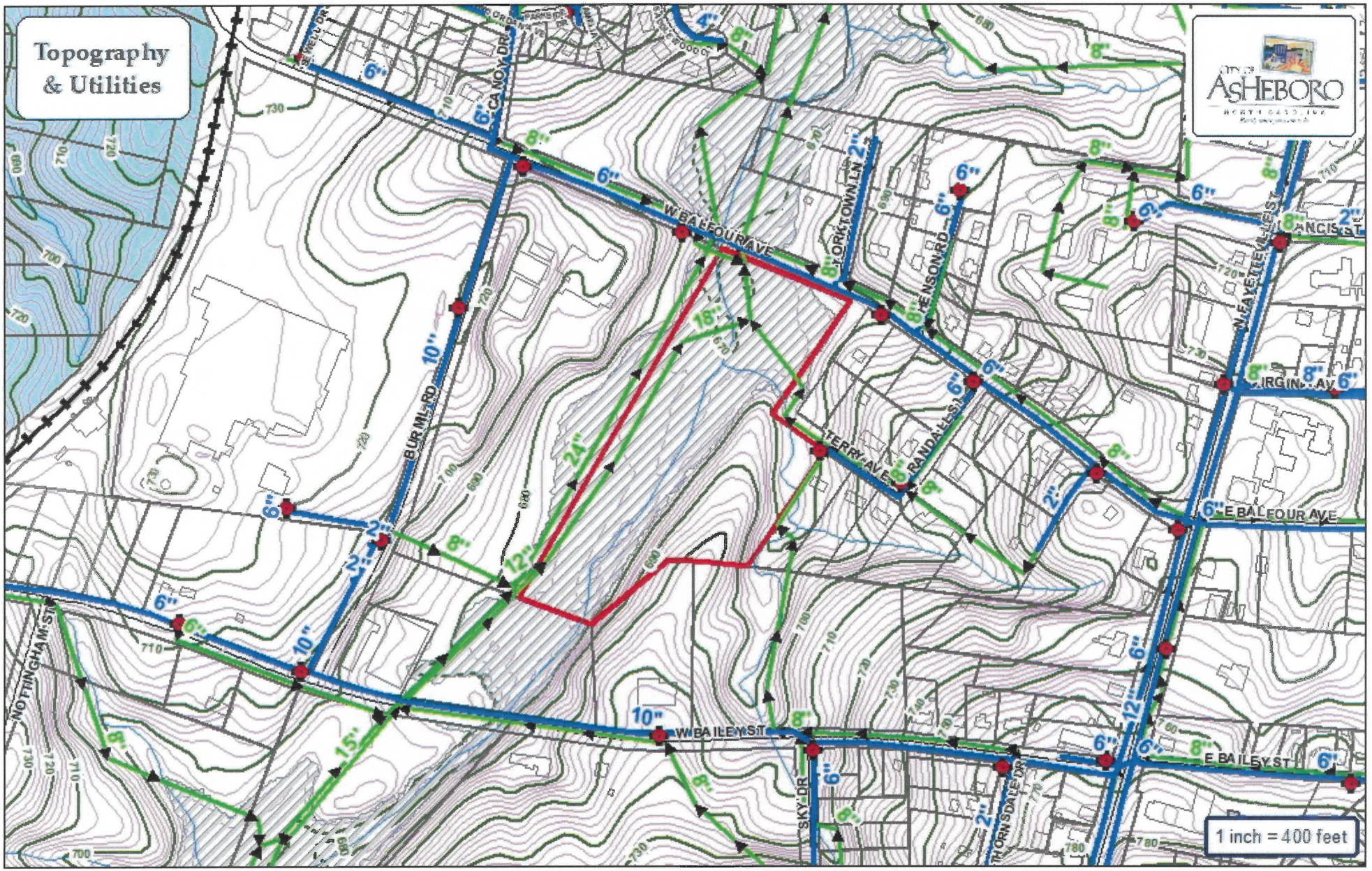
ETJ
Floodplain - 100 Year

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-06

Parcels: 7752876568 (pt.)

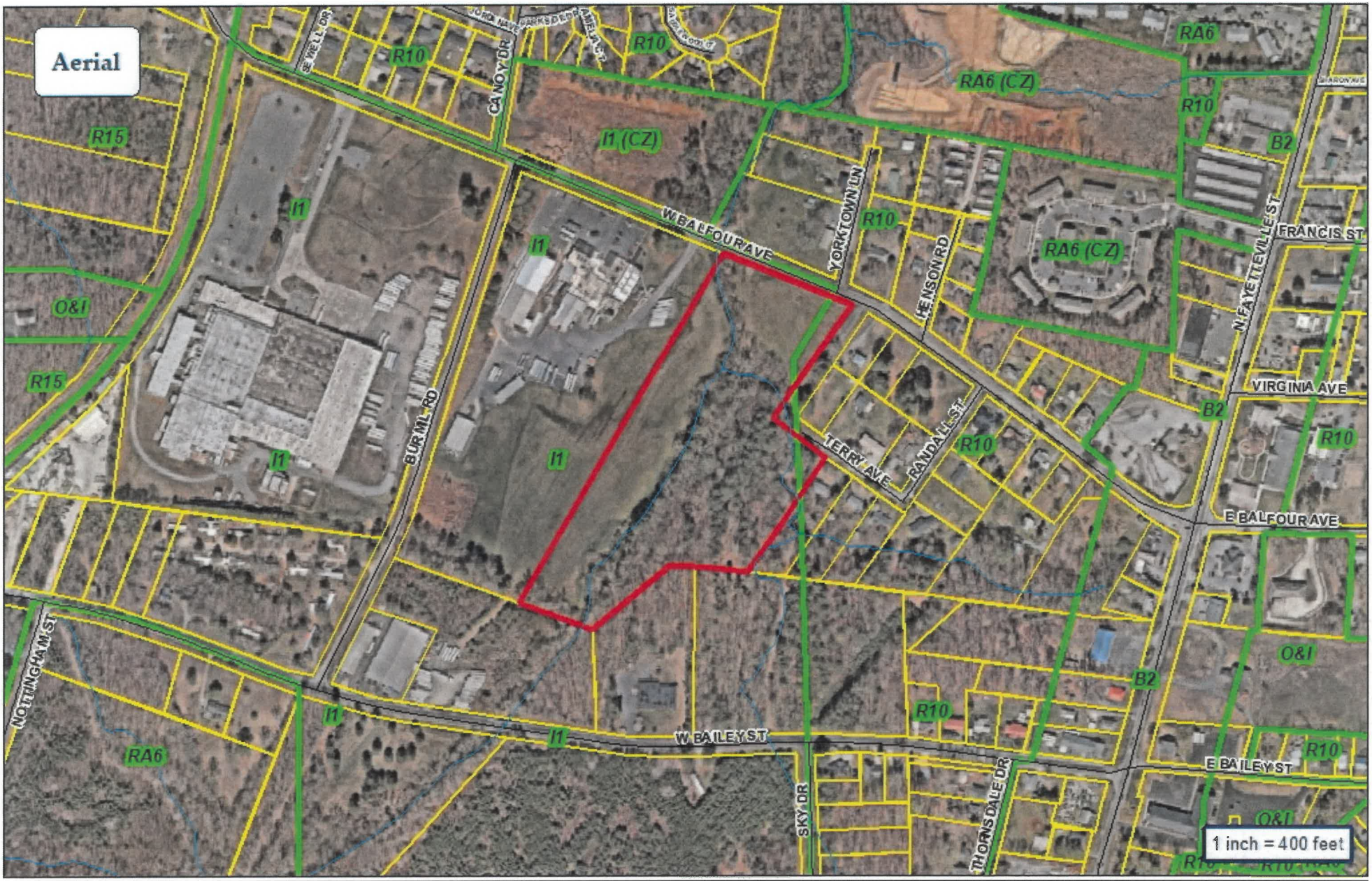
Subject Property
Adjoining Properties
City Zoning



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-06

Parcels: 7752876568 (pt.)



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-06

Parcels: 7752876568 (pt.)

Subject Property

Zoning

APPLICANT INFORMATION

Applicant Harpley's Properties, LLC *Applicant's Phone #* 336-953-2009

Applicant's Address 467 E. Dorsett Ave

Asheboro, NC 27203

Applicant email address [redacted]

PROPERTY INFORMATION

Property Owner's Name Harpley's Properties, LLC

Location of Property W. Balfour Ave. / Terry Ave *Property Size (ac. or s.f.)* 12.94±

Randolph County Property Identification Number (PIN#) 7752876568

Current Zoning District I1 *Requested Zoning District* CZ-OA6

Date Property Title Acquired 8-22-25 *Deed Book* 2976 *Page* 1688

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

Plat Book _____ *Page* _____

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:

Construction of 8 ~~apartments~~ buildings for a total of 64 apartments. Property is going to be an outparcel from Randolph Packing Co. + rezoned accordingly.

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

Use of infrastructure and investment in a primary growth area.

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 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 City's growth shows the need for additional housing. The development is near downtown.

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)

Bobby J Crumley

Position/Relationship of Authorized Signatory to Applicant

Corp Sec & Project Mgr.

Owner Signature (if different than Applicant)

Owner Address

467 E. Dorsett Ave.

Asheboro, NC 27203

Telephone Number

336-953-2009

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JTL ***Date:*** 3-13-26 ***Case Number:*** 26-06

146 N. Church St., Asheboro, NC 27203
Telephone: (336) 626-1201 ext. 2392; Fax: (336) 626-1218; www.asheboronc.gov

CITY OF ASHEBORO
NOTICE OF CONDITIONAL ZONING DISTRICT HEARING

This is to notify you that I (we) Harpley's Properties, LLC have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at W. Balfour Ave./Terry Ave. for the purpose of Construction of 8 apartment buildings for a total of 64 apartments.

On April 6th, 2026, 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, May 7th, 2026, 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) Bob Crumley at 336-953-2009.

BK 2970 PG 1080 - 1090 (5) DOC# 20250954
This Document eRecorded: 08/22/2025 03:17:53 P
Fee: $26.00 DocType: DEED Tax: $23,900.(
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

SPECIAL WARRANTY DEED
(NORTH CAROLINA)

Excise Tax: $23,900.00

Tax Parcel ID No: 45584, 45605

Verified by _____ County

On the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee	
This instrument was prepared by: Johnston, Allison & Hord, PA (JNK), 1065 E. Morehead St., Charlotte, NC 28204	
Brief description for the index:	403 W. Balfour Ave. & Vacant Lot, Asheboro, NC 27203

THIS DEED, made this 20th day of August, 2025, by and between:

GRANTOR	GRANTEE
RANDOLPH PACKING COMPANY a North Carolina corporation 403 W. Balfour Ave. Asheboro, NC 27203	**HARPLEY'S PROPERTIES LLC** a North Carolina limited liability company 467 E. Dorsett Ave. Asheboro, NC 27203

FOR VALUABLE CONSIDERATION from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Asheboro, County of Randolph, State of North Carolina, more particularly described as follows:

See attached Exhibit A attached hereto and incorporated herein by reference.

Said property having been previously conveyed to Grantor by instruments recorded in Book 878, Page 519 and Book 1101, Page 701.

No portion of the property herein conveyed includes the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Tuggle Duggins P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations:

1. Taxes for the year 2025 and subsequent years not yet due and payable.
2. Zoning and building ordinances and land use regulations applicable to the Property.
3. Such state of facts as are or would be shown on a current and accurate survey of the Property.
4. All valid and enforceable easements, covenants, restrictions and other matters of record and applicable to the Property.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

RANDOLPH PACKING COMPANY

By: Donald Craig Hamlet (SEAL)
Donald Craig Hamlet, Vice President

State of North Carolina
County of Randolph

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity set forth above: .
DONALD CRAIG HAMLET

Date: 08.20.2025

Cynthia M. Rubio Notary Public
Notary's Printed or Typed Name
My Commission Expires: 06.21.2026

(Official/Notarial Seal)

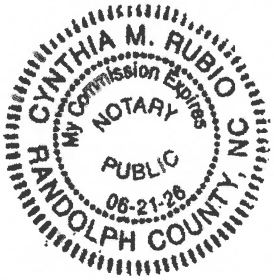


EXHIBIT A
DESCRIPTION OF PROPERTY

Lying and being situate in Randolph County, North Carolina, and being more particularly described as follows:

TRACT 1: 403 West Balfour Avenue, Asheboro, NC/ REID No. 45584

Parcel No. 1: BEGINNING at an iron stake in the middle of Spero Balfour Road 100 feet from Haskett's Creek; thence along said road North 65 degrees West 8.87 chains to an iron stake, Stanton Poole's corner; thence South 18 ½ degrees West 18.70 chains to an iron stake in the old Bailey line; thence South 79 degrees East 18 links to a stake, Bailey's corner; thence South 69 degrees East with the old Bailey line 4.16 links to a stake, Bailey's corner; thence North 32 degrees East 18.83 chains to the BEGINNING, containing 12 1/3 acres, more or less.

Parcel No. 2: BEGINNING at an iron pipe in the Southern right of way line of Spero Road (West), Carl D. Hamlet's Northeast corner; thence with the Southern right of way line of the Spero Road South 64 degrees 51 minutes East 583.54 feet to an iron pipe in the Western right of way line of a proposed road adjacent to the D.E. Lemons Subdivision; thence with said proposed road South 38 degrees 00 minutes West 354.50 feet to an iron pipe; thence with D.E. Lemons' new line the following courses and distances: North 69 degrees 04 minutes West 126.43 feet to an iron pipe; South 37 degrees 10 minutes West 671.06 feet to an iron pipe; South 83 degrees 45 minutes East 116.45 feet to an iron pipe in J.R. Hinshaw's lines; thence with Hinshaw's lines South 50 degrees 57 minutes West 314.16 feet to an iron pipe; thence continuing with Hinshaw's line North 67 degrees 08 minutes West 388.28 feet to an iron pipe, Carl Hamlet's Southeast corner in Hinshaw's line; thence with Hamlet's line North 33 degrees 14 minutes East 1243.23 feet to the BEGINNING, containing 13 acres, more or less.

Parcel No. 3: BEGINNING at an iron pipe in the Southern edge of an unnamed street right of way, John E. Rich's Northwest corner; thence South 38 degrees West along Rich's Western line 428.26 feet to an iron pipe in J.R. Hinshaw's line; thence North 79 degrees 18 minutes West to an iron pipe, Hinshaw and Carl Hamlet's corner; thence North 83 degrees 45 minutes West along Hamlet's line 249.25 feet to an iron pipe, Hinshaw and Lemons' corner; thence North 37 degrees 10 minutes East 671.06 feet to an iron pipe; thence South 69 degrees 04 minutes East about 125 feet to an iron pipe in the Western edge of unnamed street right of way; thence South 38 degrees West along the Western edge of unnamed street right of way 96 feet to an iron pipe; thence South 52 degrees East along the Southern edge of unnamed street right of way 200.09 feet to the BEGINNING. Being Lot Nos. 37 and 44 of the Duncan E. Lemon Estate Property, Map No. 2, as surveyed by Clotus Craven, map dated December 1958.

TRACT 2: 0 West Balfour Avenue, Asheboro, NC/ REID No. 45605

BEGINNING at a new iron pipe located at the point where the northern right of way line of West Balfour Avenue intersects with the center line of Canoy Drive; thence along the center line of Canoy Drive North 11 degrees 10 minutes East 263.73 feet to a railroad spike, southwest corner of Warren T. Hulin; thence along the line of Warren T. Hulin, South 78 degrees 01 minutes 50 seconds East 829.69 feet to a new iron pipe, Cox northwest corner in Warren T. Hulin line; thence along Cox line South 29 degrees 01 minute West 422.58 feet to a new iron pipe in the northern right of way line of West Balfour Avenue, Cox southwest corner; thence along the northern right of way line of West Balfour Avenue North 66 degrees 44 minutes West 715.99 feet to the point and place of BEGINNING.

The above description was drawn in accordance with an unrecorded plat entitled "Survey for Paul Canoy Heirs and Worth Nolan Cox" prepared by Clotus Craven, R.L.S., dated June 1978.

CITY OF ASHEBORO
NORTH CAROLINA

Case No. RZ-26-07: Request to rezone property located at 1114 Springdale Lane, the eastern side of Mountain Rd. between Springdale Ln. and 536 Mountain Rd., and the eastern side of Corwith St. between Cleveland St. and Springdale Ln. including Randolph County Parcel Identification Numbers 7751362639, 7751364604, 7751361544, 7751362504, 7751362564, 7751360660, 7751363524, 7751363594, and 7751360540, and a portion of 7751371038, from R10 Medium-Density Residential and R10 (CZ) Medium-Density Residential to RA6 High-Density Residential.

The applicant has requested a continuance of this request until the May 4, 2026 Council meeting.

John Evans

Subject: FW: [External Sender] Springdale Rezoning Mailing Materials

From: H. R. Gallimore [EMAIL REDACTED]
Sent: Wednesday, March 25, 2026 11:53 AM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Subject: Re: [External Sender] Springdale Rezoning Mailing Materials

Thanks for doing this. And yes, May is the meeting I wish to have the hearing. Call me anytime if needed.

HR

H. R. Gallimore, SIOR, CCIM

RE/MAX Central Realty
231 S. Fayetteville Street
Asheboro, NC 27203

CELL: 336-626-5560
OFFICE: 336-626-5600

What is CCIM?

Working with Real Estate Agents

On Wed, Mar 25, 2026 at 11:37 AM Justin Luck <jluck@ci.asheboro.nc.us> wrote:

Hi HR,

Given the number of properties in this request, I've put together a sample letter for you to review and mail, as well as a map to attach that highlights the properties requesting to be rezoned.

The letter states that the Planning Board will be asked to continue the case from the April meeting to the May meeting. If you would, please reply to confirm that continuing the case so it's heard by both the PB and Council in May is still the route you want to take.

Thanks,

Justin

Justin T. Luck, AICP

Planning & Zoning Director

Planning & Zoning Dept.

336-626-1201 x 2392

www.asheboronc.gov

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

FRAUD ADVISORY: The City of Asheboro does not utilize wire transfers for payment of application fees. Payment links will be sent from wo.iworq.net.