



Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, May 4, 2026
6:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes from April 6, 2026
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved
- IV. Old Business

Case No. RZ-26-07 continued from April 6, 2026 meeting: 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 *The applicant has withdrawn this request.*

- V. New Business

(a) Case No. RZ-26-08: Request by Case No. RZ-26-08: Request to apply initial city zoning, I2 General Industrial, to property located north of 170 Dinah Road (a portion of Randolph County Parcel Identification Number 7659304064), located adjacent to 4400 and 4402 US Hwy. 220 Business South

(b) Annual Report concerning Planning Board activities, expenditures, and budget estimates.

- VI. Items not on the agenda
- VII. Adjournment

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

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

Michael O'Kelley) – Chair

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

Greg Patton) – Vice Chair (Absent)
Jake Wilburn) – Board Member (Absent)

John Evans, Community Development Director
Jamie Wilkins, Planning Technician
Tom Carruthers, City Attorney

CALL TO ORDER

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

APPROVAL OF MINUTES MARCH 2, 2026

Mr. O'Kelley inquired if there were any corrections or additions to the March 2nd, 2026, Planning Board minutes. Hearing no corrections or additions to the March 2nd, 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 the Sierra Ridge subdivision sketch had been approved by staff since the March 2nd Planning Board meeting. Mr. Evans stated that City Council approved the following cases at the March 5th City Council meeting: RZ-26-03 (a congregate living facility on Oakland Avenue) and a Special Use Permit for a billboard on Jaeco Caudill Drive.

NEW BUSINESS

A. 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.

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

Applicant: BLL Holdings, LLC
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

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

- 1) The proposed use is 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.

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

- 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.

Mr. Evans listed the Summary of Proposed Zoning Conditions:

- 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.

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

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

Goals/Policies Supporting Request:

- **Checklist Item 1:** Rezoning is compliant with the Proposed Land Use Map
- **Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- **Checklist Item 4:** The proposed rezoning is compatible with surrounding land uses.
- **Checklist Item 5:** The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- **Checklist Item 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%.

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.

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

Staff Recommendation: Approve, attaching conditions as summarized.

Planning Board Action Items:

- 1) Adopt Plan Consistency and Reasonableness Statement
- 2) a) Recommend approval or denial of zoning map amendment RZ-26-05; rezone to R10 (CZ)
b) Attach zoning conditions as summarized or with modification.

Mr. Evans asked if the Board had any questions. Mr. Rich asked if there would be any issue with construction being next to the railroad tracks. Mr. Evans said that there is no ordinance that regulates construction next to railroad tracks, and any issue that may arise will be between the applicant and the railroad company.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. Robert Wilhoit stepped forward to state his support of the project. Mr. Wilhoit said that he was speaking on behalf of the applicant, Mr. Brian Lucas. Mr. Wilhoit showed a presentation that included drone aerial footage, elevations, and the history of the site. Mr. Wilhoit explained that Mr. Lucas is aware of all regulations involving construction next to railroad tracks. There were no questions for Mr. Wilhoit.

Mr. O'Kelley asked if anyone else would like to speak in support of the request. No one stepped forward.

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. Mr. Rich motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions. Ms. Vuncannon seconded the motion. All were in favor, and the motion passed unanimously.

B. 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.

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

Applicant: Harpley's Properties, LLC

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

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) 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.

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

- 1) (+) Screen consisting of evergreen trees placed 15' on center along the eastern property line that abuts a single-family dwelling.
- 2) (+) Landscaping around the foundations of buildings
- 3) (-) 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."

Mr. Evans listed the Summary of Proposed Zoning Conditions:

- 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.

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

Proposed Land Use Map: Industrial
Growth strategy Map: Primary Growth
Small Area Map: Northeast

Goals/Policies Supporting Request:

- **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.

Goals/Policies Not Supporting Request:

- **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.

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.

Mr. Evans asked if the Board had any questions. Mr. O'Kelley asked why there was no option for the development to connect to West Balfour Avenue via the existing paper street. Mr. Evans answered that this option was presented to the applicant. The existing paper street exists within the floodplain and while it could be done, constructing the street within the floodplain would not be ideal. He indicated that the entrance being from West Balfour Avenue would offer the advantage of providing more direct access to a minor thoroughfare. Ms. Vuncannon asked why the extra five overflow parking spaces normally required for developments of this density are not reflected on the site plan, if there is a provision that allows them to be added, and if there is a reason they would be prohibited. Mr. Evans explained that while ideally the five additional parking spaces would exist, the Conditional zoning process does allow for the applicant to request a reduction in the amount of parking. He responded that the applicant may wish to provide an explanation to the Board on the reason for not including the five additional spaces typically required for visitor parking.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. Bob Crumley stepped forward to voice his support for the request. He indicated that having the by-right industrial use of the property would be less compatible with the location than the multi-family residential use in terms of access. He indicated that his engineer had indicated the previous use of the property within the floodplain and close to West Balfour Avenue was a recreational ball field. He mentioned the possibility of using the recreation area for a bicycle riding facility. Mr. Crumley added that the developer will be providing the city with a twenty-foot easement for the future greenway, and that the developer will be implementing improvements to Terry Avenue. He explained that he had met with the City Manager and Assistant City Manager to discuss building the paper street from the development to West Balfour Avenue. He mentioned that it was decided that building the street would be too costly due to the floodplain, and disturbing it could exacerbate flooding issues, and that residential would be a more appropriate use of the property than industrial use. He mentioned that the proposed site plan shows some improvements on Terry Avenue in front of the property. Mr. Crumley mentioned that parking for residents is provided, although the number of spaces are a bit short for the additional overflow parking. Mr. Crumley said that the developer would be open to building the paper street if the city could find a practical way to do so, but he felt that it was important to hold off on making improvements until construction is completed to avoid damaging the new roadway. He mentioned that letters were mailed to all the abutting property owners, and he received one phone call from Mr. Osborne, whose family abuts the back bordering West Bailey Street. He indicated that there was no negative input received from the neighbors. Mr. Crumley stated that they agreed to place the buffer on the side closest to Terry Avenue but had concerns over their long-term viability on the east side of the building, but agreed to provide this and other non-required landscaping for aesthetics. Mr. Crumley indicated that the dumpster site had been reworked to address public works concerns, and added a Cluster Box Units for mail delivery. Mr. Rich asked a question regarding sight distance on West Balfour Avenue, and Mr. Crumley indicated he had been in discussions with NCDOT, but that the use was less intense than a use requiring tractor trailer trucks. Ms. Vuncannon asked how the

parking requirements will be implemented. Mr. Crumley answered that 112 parking spaces are required by the city for residents, and the developer is planning on building a total of 118 spaces. There is typically one overflow parking space for every ten living spaces, minus the five extra parking spaces that are usually required for developments with this many units and composition of bedrooms (123 spaces total). Mr. Crumley mentioned that the other elements of the plan helped offset the five parking spaces. Mr. Crumley indicated that he did not believe there would be a problem with vehicles parked on the public street of Terry Avenue. Ms. Vuncannon voiced concern that there will not be enough parking spaces; Mr. Crumley said that the developer can reduce green space and add parking spaces if the Planning Board requests it. Mr. O'Kelley asked what the Best Management Practice (BMP) would be. Mr. Crumley said that there may be a water retention pond installed; the pond is not required, but the developer is planning for it anyway. Ms. Vuncannon asked if there would be RV parking and if the applicant would agree to a condition stating that RV parking will not be allowed. Mr. Crumley said that there will not be RV parking allowed on the development, and that the applicant would be willing to agree to a condition stating as such. Mr. O'Kelley asked about the size of the dumpster area and if the dumpsters could possibly be relocated to the opposite corner of the development. Mr. Crumley answered that the city Public Works department had requested more room for the dumpsters for trash truck maneuverability. In addition, the dumpsters cannot be installed on the opposite corner due to topography issues. Mr. O'Kelley remarked that the density of the project seemed extreme for the existing condition of Terry Avenue and Randall Street. Mr. Evans stated that there were still some details that needed to be resolved regarding the required improvements and that the developer could be expected to participate in improvements to Terry Avenue or Randall Street. Mr. O'Kelley indicated that the development of a street between West Balfour Avenue and the development would be better for the community.

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. Mr. Rich recommended adding a condition that no RV parking would be allowed, and a condition that, if a stormwater retention pond is not required, an extra five spaces of overflow parking be installed; Mr. Crumley was agreeable to these added conditions. Mr. Rich motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions. Ms. Vuncannon seconded the motion. All were in favor, and the motion passed unanimously.

C. 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.*

Mr. Evans stated that the applicant of the request is asking for continuance until the May 4, 2026 Planning Board meeting. Mr. O'Kelley asked if there was a motion to approve the continuation request. Mr. Trogon motioned to approve the continuation, and Mr. Ms. Vuncannon seconded. The motion carried unanimously.

ITEMS NOT ON THE AGENDA

There were no items not on the agenda.

ADJOURNMENT

Mr. O'Kelley adjourned the meeting.

Jamie Wilkins, Planning Board Secretary

Michael O'Kelley, Planning Board Chair



RZ-26-08

RZ-26-02: Request to apply initial City of Asheboro zoning (I2 General Industrial) to property located at 4306, 4308, 4400, and 4402 US Hwy. 220 Business South identified by Randolph County Parcel Identification Number 7659304064

1. Request	
Applicant: City of Asheboro	Property Owner: Schwarz Properties, LLC
Zoning Existing: Randolph County (Heavy Industrial Conditional Zoning- see analysis) Proposed: I2 General Industrial History: The current Randolph County Heavy Industrial (Conditional Use), allowing furniture manufacturing and related activities, was applied to the property on March 3, 1998. Randolph County tax records indicate that the various buildings on the property were constructed between 1984 and 2003. See #3 of analysis regarding recent zoning and annexation of balance of parcel.	
Required Notice	
Mailed Notice by Applicant:	4-23-26
Mailed Notice by Staff:	4-23-26
Published Notice:	4-23-26. The second notice is scheduled to be published on 4-30-26.
Posted Notice:	4-20-26.

2. Site Information	
Location	4306, 4308, 4400, and 4402 US Hwy. 220 Business South
PIN	7659304064 (portion)
Size	0.67 acres +/-
Jurisdiction	Currently located in Randolph County's jurisdiction
Current Land Use	Manufacturing, processing, and assembly (heavy)
Overlay Districts	N/A
Infrastructure	City water and sewer serve the property.
Transportation	
Street Classification:	I-73/74 is an interstate highway. US 220 Business is a major thoroughfare. Southmont School Road, before being realigned further south, was a minor thoroughfare.
Maintenance:	Each of the roadways is state-maintained.
Other Notes:	Traffic volumes are as follows: <u>I-73/74</u>: 25,500 AADT volume (2012 capacity of 55,900). <u>US 220 Business South</u>: 4,800 AADT (2012 capacity of 14,600) <u>Southmont School Road</u> (approximately 0.6 miles west of the property): 1300 AADT (2012 capacity of 13,600) There is a left-turn lane accessing the property from US 220 Business South northbound.
Surrounding Land Use	
North:	Undeveloped & NCDOT right-of-way related to US 64 Bypass
South:	Residential
East:	Residential and Industrial
West:	I-73/74

3. Staff Analysis

- 1) The requested I2 district is described as intending “to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts.”
- 2) The current zoning district only allows furniture manufacturing, which ceased in 2023. The general district rezoning would allow all uses permitted by right, subject to compliance with city land use regulations. No site-specific development plan is considered with this request.
- 3) 62.09 acres of property on this parcel was annexed into the city on February 5, 2026, and I2 zoning was applied to that portion of the property. Due to an error in the survey, a 0.67 acre +/- portion of the property was not included in the rezoning request. This request includes the additional 0.67 acres +/-, which also has a public hearing for annexation scheduled for May 7, 2026.

4. Land Development Plan Consistency and Reasonableness

Proposed Land Use Map	Unmapped
Growth Strategy Map	Unmapped
Small Area Map	Unmapped

LDP Goals/Policies Supporting Request (6)

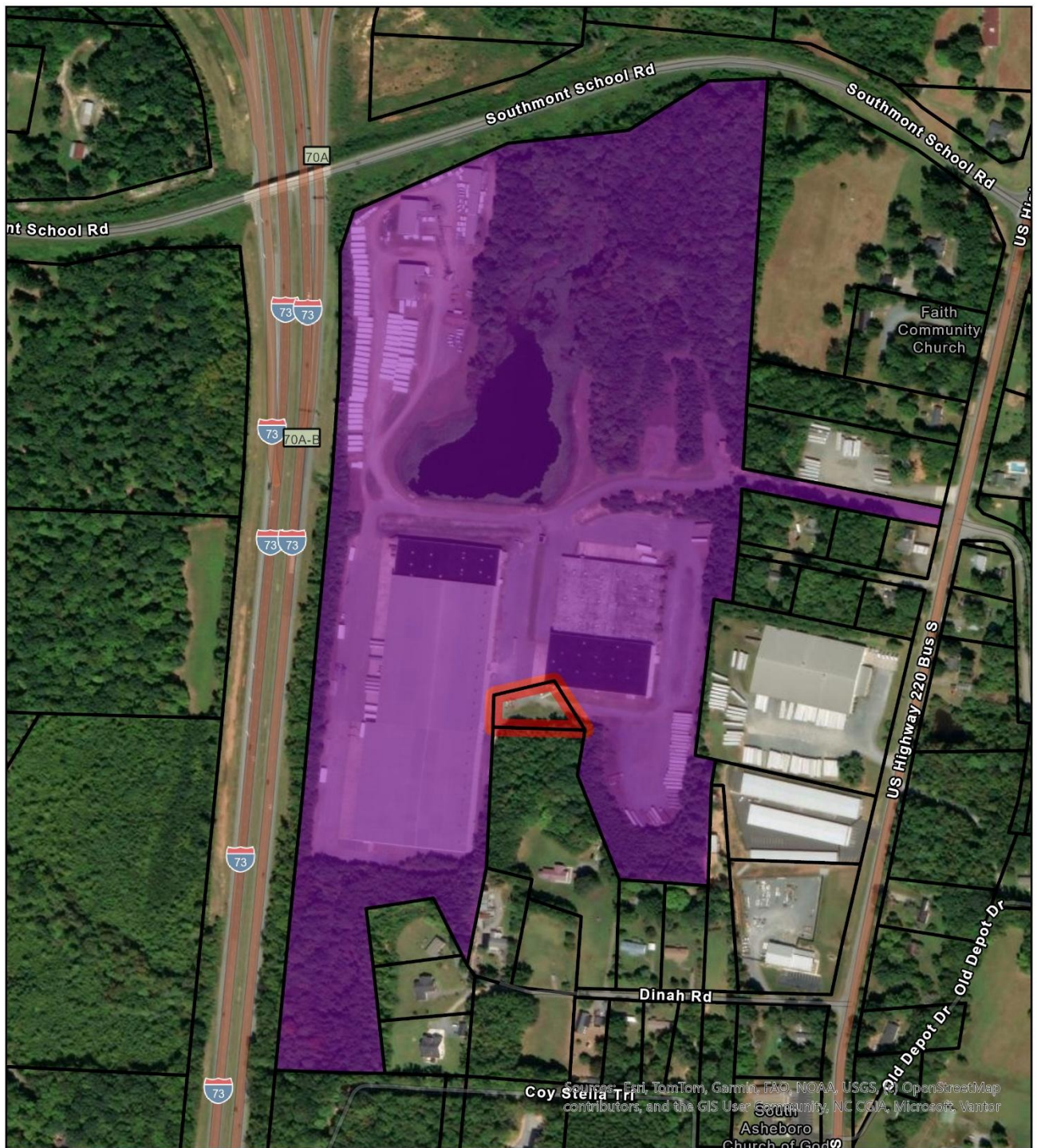
- Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- Checklist Item 6: Existing infrastructure is adequate to support the desired zone. (*water, sewer, roads, schools, etc.*) Checklist Item 9: Rezoning will benefit the economic vitality of NC Dept. of Commerce State Development Areas and/or City designated Economic Development Areas.
- Checklist Items 12-13: 13.) The property is not located within Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%.
- Goal 1.2: Diversified employment opportunities enabling a long-term, stable, high-pay, skilled workforce
- Policy 1.2.1 The City will coordinate with the Randolph County Economic Development Corporation and the Chamber of Commerce to retain existing business and industry and recruit a diversity of sustainable business and industry.

LDP Goals/Policies Not Supporting Request (1)

- 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.

Staff Proposed Plan Consistency and Reasonableness Statement	Much of the same analysis that was offered for the previous case on the balance of the property, RZ-26-02, applies to the property requested for rezoning with this request, noting that, unlike the remainder of the parcel, there is no floodplain or area of steep slopes on the portion of the property involved in this request. While the property is just outside of the City's current jurisdiction and is not mapped by the current Land Development Plan's Proposed Land Use or Growth Strategy Maps, general goals and policies guide the assessment of the request's consistency with the Land Development Plan. The plan anticipated the US 64 Bypass to have a significant impact on future growth in this area. The property is close to that corridor, other economic development activities located within various nodes along the I-73/74 corridor, and considerable existing and planned residential growth in this general area of Asheboro. Although it is ideal to have a transitional land use between industrial and residential uses, the history of the property having heavy industrial use for decades makes a general district rezoning beneficial to encouraging economic development, along with providing protections to property owners found in ordinance requirements, such as buffering and screening, and industrial district performance standards help make this request reasonable.
---	---

5. Staff Recommendation and Planning Board Action Items	
Staff Recommendation	Approve
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) Recommend approval or denial of RZ-26-08: request to rezone to I2 Industrial



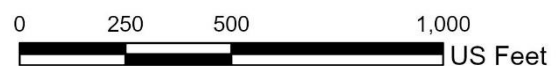
Subject Area of
RZ-26-08
Zoning Map Amendment



Existing Industrial I2 Zoning

City of Asheboro RZ-26-08

Portion PIN 7659304064



Randolph County HI-CD to I2
+/- 0.67 Acres

64

Map_ID	Owner
A	SCHWARZ PROPERTIES LLC
B	DEPARTMENT OF TRANSPORTATION
C	DEPARTMENT OF TRANSPORTATION
D	DUNN, NANCY E
E	DUNN, NANCY E
F	MILLER, WESTLY (MILLER, ERICA)
G	NANCE, DENNIS A (NANCE, GARY L)
H	MCCOY, ADAM (MCCOY, AMANDA)
I	SCOTT, MEGAN MICHELLE TRUSTEE (DOERR, CHRISTOPHER M TRUSTEE)
J	SCOTT, SHELIAH N
K	TEAGUE, MICHAEL F (CALLICUTT, CHRISTIE L) - Additional Owners
L	PARKS, ROY L (PARKS, LOUISE W)
M	PARKS, LOUISE W
N	PARKS, LOUISE W
O	FIBER CUSHIONING INC
P	MILLSTONE PROPERTY GROUP LLC
Q	HILL, LINDA E
R	SPINKS, HILDA C
S	KING, FRANKIE
T	HARRINGTON, ARTHUR A
U	HAMMOND, LASH LARUE
V	VESTAL, CRYSTAL LANENE
W	HAMMOND, CHRISTIE DANENE
X	HAMMOND, NICHOLAS LARUE
Y	DALKE, BOBBY WAYNE JR (DALKE, DONNA C)
Z	BRASWELL, MARK T (BRASWELL, JAN R)
AA	GREENE, BAILEY K (BRASWELL, ALLISON L)
BB	LUCK, RUTH D
CC	LUCK, RUTH D

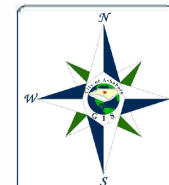
1 inch = 600 feet

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-08

Parcels: 7659304064 (portion)

- Subject Property
- Adjoining Properties
- City Zoning



- ETJ
- Floodplain - 100 Year

APPLICANT INFORMATION

Applicant City of Asheboro

Applicant's Phone # 336-626-1201

Applicant's Address 146 North Church Street; 336-626-1201

Applicant Email Address jevans@ci.asheboro.nc.us

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Schwarz Properties, LLC

Location of Property 4306, 4308, 4400, 4402 US 220 Business South

Property Size (ac. or s.f.) 0.67 acres +/-

Randolph County Property Identification Number (PIN#) 7659304064

Current Zoning District Randolph County zoning (Heavy Industrial Conditional Zoning)

Requested Zoning District I2 General Industrial

Date Property Title Acquired May 2, 2024

Deed Book 2908 Page 1172

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

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

The zoning district is consistent with the use of the property. The staff analysis will provide further explanation on Land Development Plan compliance.

For questions (2) and (3), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

2. 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.

There are no ordinance errors. However, there was an error in the survey when the balance of this parcel was annexed, inadvertently omitting this portion of the property. This rezoning is intended to correct that error, matching the additional portion of property proposed for annexation.

Does not apply ☐

3. 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?

City zoning needs to be applied to the property due to the pending annexation of the property, and the ability to use the property for a viable use.

Does not apply ☐

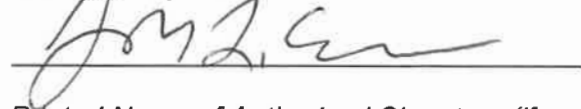
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

Staff's Reasonableness and Consistency statements will articulate this information. The property owner also previously indicated a preference for I2 zoning to be applied.

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 the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)
See letter that was included with previous request.

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE **Date:** **Case Number:**

BK 2908 PG 1172 - 1177 (6)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOC# 20181890
05/02/2024 12:06:38 PM
Tax: \$24,800.00

PREPARED BY:

This instrument prepared by:
Stephen Pritchard, 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 (N.C.G.S. § 161-
31).

RETURN TO: GRANTEE

NORTH CAROLINA

PARCEL ID 7659304064

EXCISE TAX \$24,800.00

RANDOLPH COUNTY

SPECIAL WARRANTY DEED

☐ If checked, the property includes the primary residence of Grantor.

THIS SPECIAL WARRANTY DEED made and entered into this 2nd day of May,
2024, by and between ARG KLSLBNC001, LLC, a Delaware limited liability company, whose
address is: c/o Global Net Lease Operating Partnership, L.P., 650 Fifth Avenue, 30th Floor, New
York, New York, 10019, party of the first part;

-TO-

SCHWARZ PROPERTIES, L.L.C., a North Carolina limited liability company, whose
address is: 1947 N Fayetteville Street, Asheboro, North Carolina 27203, party of the second part;

WITNESSETH:

That said party of the first part in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS and other good and valuable considerations to her paid by said party of the second
part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents

238553114.2

226 Submitted electronically by "Stewart Title Guaranty - Commercial Services Boston"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

does grant, bargain, sell, and convey to said party of the second part, its successors and assigns, a certain tract or parcel of land, lying and being in City/Town of Asheboro, Randolph County, North Carolina, and being more particularly described in Exhibit A incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said party of the second part, its successors and assigns, in fee simple, to its only use and behoof forever.

The said party of the first part covenants that it has done nothing to impair such title as party of the first part received, and party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through party of the first part, except for the exceptions hereinafter stated.

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

1. Taxes for the year 2024, and subsequent years, which are a lien not yet due and payable;
2. Easements, setback lines and any other matters shown or noted on plat recorded in Plat Book 43, Page 28; Plat Book 98, Page 5; Plat Book 119, Page 77; and Plat Book 129, Page 18, Randolph County Registry, as shown on that certain Survey prepared by David B. Jordan B. Jordan PLS No. L-3940, with American Surveying & Mapping Inc., dated February 24, 2020, last revised March 23, 2020, under Job No. 200206;
3. Easement(s) and/or Right(s) of Way to Carolina Power & Light Company recorded in Book 408, Page 325 and Book 819, Page 169, Randolph County Registry;
4. Deed for Highway Right of Way to the Department of Transportation recorded in Book 2517, Page 1450, Randolph County Registry, as shown on that certain Survey prepared by David B. Jordan B. Jordan PLS No. L-3940, with American Surveying & Mapping Inc., dated February 24, 2020, last revised March 23, 2020, under Job No. 200206;
5. The ALTA/NSPS Land Title Survey prepared by David B. Jordan B. Jordan PLS No. L-3940, with American Surveying & Mapping Inc., dated February 24, 2020, last revised March 23, 2020, under Job No. 200206 (the "Survey"), discloses the following:
 - a. Rights both public and private in and to: light pole, utility pole, overhead electric lines, electric transformers, manhole, water valve, water meter, water course, fire hydrant, pump station, propane tank, billboard, reinforced concrete pipes, well, pond.

b. Security Fence encroaches 15.5' into adjoiner.

6. That certain Utility Easement to the Seagrove – Ulah Metropolitan Water District, a municipal corporation of Randolph County, North Carolina, dated December 5, 2023, recorded in Book 2887, Page 1193, Randolph County Registry, on December 8, 2023.

[SIGNATURES ON FOLLOWING PAGE]

IN TESTIMONY WHEREOF, the said party of the first part has executed this Deed under seal,
this day and year first above written.

ARG KLSLBNC001, LLC,
a Delaware limited liability company

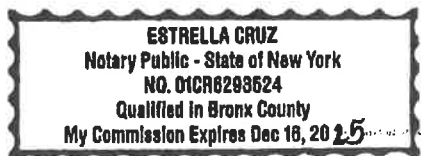
By: [Signature]
Name: Jesse Galloway
Title: Authorized Signatory

State of New York

bronx County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Authorized Signatory

WITNESS my hand and notarial seal this 24th day of April, 2024.



[Signature], Notary Public

Notary's signed name as appears on seal

Estrella Cruz, Notary Public

Notary's printed or typed name as appears on seal

My Commission Expires:

Dec 2025

(Official Seal)

EXHIBIT A

ALL that certain lot or parcel of land situate, lying, and being in Randolph County, North Carolina, and more particularly described as follows:

Real property in the City of Asheboro, County of Randolph, State of North Carolina, described as follows:
ALL OF THAT PROPERTY SHOWN ON PLAT RECORDED IN BOOK 129, PAGE 18 OF THE RANDOLPH COUNTY REGISTER OF DEEDS, TITLED "RECOMBINATION PLAT FOR KLAUSSNER FURNITURE INDUSTRIES OF A MINOR SUBDIVISION OF TRACT 1, 2, 3 & 4 AS RECORDED IN PLAT BOOK 119, PAGE 77, RECOMBINED INTO ONE TRACT CONTAINING 79.761 ACRES."

SAVE AND EXCEPT PORTION THEREOF CONVEYED TO DEPARTMENT OF TRANSPORTATION BY DEED FOR HIGHWAY RIGHT OF WAY RECORDED IN BOOK 2517, PAGE 1450 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA.

SAVE AND EXCEPT PORTION THEREOF CONVEYED TO DEPARTMENT OF TRANSPORTATION BY NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 2517, PAGE 1454 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA.

SAVE AND EXCEPT PORTION THEREOF CONVEYED TO HOLLI ABERNETHY DALKE BY NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 2516, PAGE 1357 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT 1, CONTAINING 3.177 ACRES, MORE OR LESS, AS SHOWN BY THE MAP PREPARED FOR BERTHA B. COBLE AND HELEN SPINKS BY ROGER C. CAGLE, DATED MAY 6, 2005 AND RECORDED IN PLAT BOOK 98, PAGE 5, RANDOLPH COUNTY REGISTRY.

SAVE AND EXCEPT PORTION THEREOF CONVEYED TO KHF HOLDINGS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, BY NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 2533, PAGE 562 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING 5.544 ACRES, MORE OR LESS, PURSUANT TO A SURVEY ENTITLED "SURVEY FOR KHF HOLDINGS, LLC" PREPARED BY BURROW SURVEYS, INC., DATED JANUARY 23, 2017 AND RECORDED ON FEBRUARY 16, 2017 IN PLAT BOOK 151, PAGE 12 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA.

The above referenced legal is more particularly described in the ALTA/NSPS Land Title Survey prepared by David B. Jordan B. Jordan PLS No. L-3940, with American Surveying & Mapping Inc., dated February 24, 2020, last revised March 23, 2020, and designated Job No. 200208:

Being that certain tract of land in the Cedar Grove Township of Randolph County, NC more particularly described as follows:

Beginning at a nail found on the new R/W of US 64 By Pass; thence with said new R/W 4 calls: 1) N 68°10'23" E a

distance of 482.73' to a nail found; 2) N 83°31'06" E a distance of 358.89' to a nail found; 3) N 58°16'49" E a distance of 278.41' to a nail found; 4) N 86°15'08" E a distance of 166.81' to a nail found; thence S 03°35'35" W a distance of 888.11' to a rebar and cap found the southwesterly corner of Dennis A. Nance (16 E -683) P.D. 1, Page 274, thence S 03°31'06" W a distance of 192.20' to a pinched pipe found southwesterly corner of Adam McCoy D.B. 2505, Page 341; thence S 79°02'20" E a distance of 600.98' to a rebar found (having NC Gnd Coordinates N: 690.069 16' and E: 1,754,689.00') on the Easterly margin of US Hwy 220 Business South, thence with said US Hwy 220 Business South; thence S 12°30'40" W a distance of 59.98' to a PK nail found in the line of D. Farrell Tooguo D.B. 1887, Page 915; thence with said Tooguo's line N 79°12'46" W a distance of 150.01' to a rebar found the northwesterly corner of Roy L. Parks D.B. 1856, Page 368; thence with said Parks' line 3 calls: 1) N 70°00'14" W a distance of 441.37' to a rebar found; 2) S 03°33'32" W a distance of 151.92' to a rebar found; 3) S 06°34'22" W a distance of 185.59' to a rebar found in the line of Fiber Cushioning, Inc. D.B. 1586, Pg. 888; thence with said Fiber Cushioning's line 3 calls: 1) N 78°11'04" W a distance of 52.85' to a rebar found; 2) S 06°49'28" W a distance of 405.09' to a rebar found; 3) S 77°24'04" E a distance of 60.07' to a rebar found in the line of said Fiber Cushionings, thence S 07°14'13" W a distance of 85.42' to a rebar found in the line of Linda E. Hill D.B. 1849, Pg. 1980; thence with said Hill's Line S 01°58'08" W a distance of 289.07' to a rebar found on the line of Hilda C. Spinks D.B. 2067, Pg. 2203, thence with Spinks line and Frankie Kings' line (D.B. 1305, Pg. 314) N 86°02'38" W a distance of 282.71' to a pipe found in the line of Arthur A. Harrington (D.B. 1508, Pg. 003), thence with Harrington's line 4 calls: 1) N 21°54'46" W a distance of 333.79' to a pipe found; 2) N 09°33'45" E a distance of 134.73' to a pinched pipe found; 3) S 89°41'38" W a distance of 272.54' to a mark on a concrete pad; 4) S 02°42'15" W a distance of 406.53' to a rebar found in the line of Lesh L. Hammond; thence with Hammond's line S 11°20'55" W a distance of 289.47' to a pipe found in the line of Crystal L. Vestal (Lots A-C, P.B. 154, Pg. 53), thence with Vestal's line, 3 calls: 1) N 27°14'00" W a distance of 218.39' to a steel fence post; 2) S 81°04'00" W a distance of 201.88' to a steel fence post; 3) S 06°47'50" E a distance of 509.61' to a pipe found in the line of Bobby W. Dalka, Jr. D.B. 1620, Pg. 808, D.B. 1507, Pg. 1052; thence with said Dalka's line N 87°49'22" W a distance of 328.22' to a R/W Monument found on the easterly R/W of Interstate 73-74; thence with said Interstate R/W 2 calls: 1) N 05°23'23" E a distance of 1769.10' to a R/W Monument found; 2) thence with a curve turning to the left with an arc length of 672.63', with a radius of 5832.31', with a chord bearing of N 02°04'55" E, with a chord length of 672.25' to a nail found on the new southerly R/W of US 64 By Pass, thence N 18°36'52" E a distance of 130.22' to the point of beginning, having an area of 2,728,538 square feet, or 62.638 Acres



Annual Report concerning Planning Board activities, expenditures, and budget estimates.



To: Asheboro City Council
From: Michael O'Kelley, Planning Board Chairman
Date: May 4, 2026
RE: Annual Report- Asheboro Planning Board

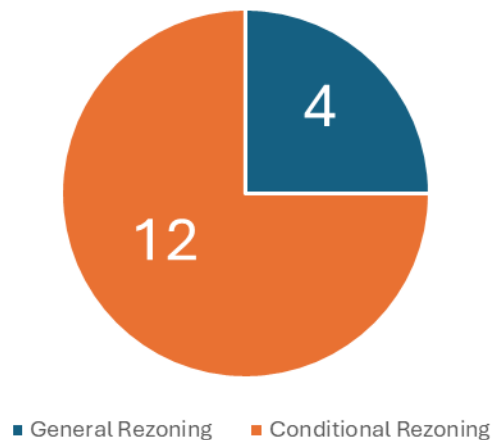
In May of each year, as specified in the Asheboro Code of Ordinances (Section § 34.65), the Asheboro Planning Board submits a written report of its activities, an analysis of the expenditures to date for the current fiscal year, and, for review and approval, its requested budget of funds needed for operation during the ensuing fiscal year.

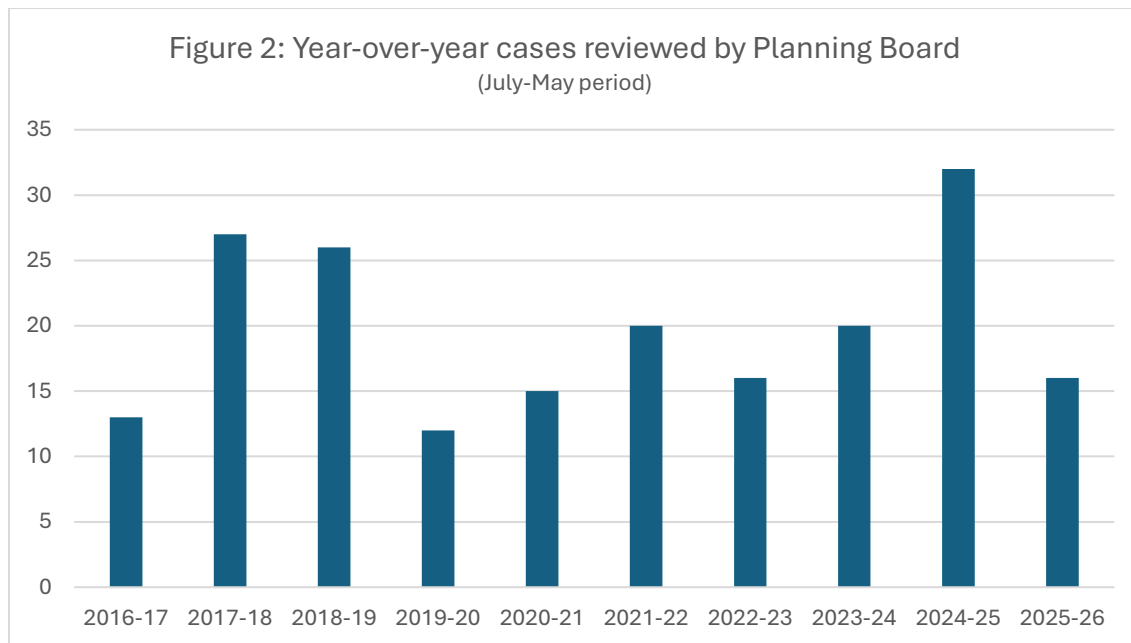
This memorandum provides a summary of the Planning Board's activities since July 1, 2025, an analysis of the expenditures to date for the current fiscal year and the anticipated funds needed for operation during the ensuing fiscal year. The Planning Board is comprised of seven (7) members, five (5) of whom reside in the corporate limits and two (2) who reside within the city's extraterritorial planning jurisdiction. A current Board roster is attached to this memo for your reference.

Summary of Activities

Through May 5, 2025 (not including continued and withdrawn cases), the Planning Board has reviewed 16 cases. As shown in Figure 1 below, these 16 cases consisted of twelve (12) conditional rezoning requests and four (4) general rezoning requests. There have been no Board of Adjustment hearings scheduled between July 1, 2025, and May 5, 2026.

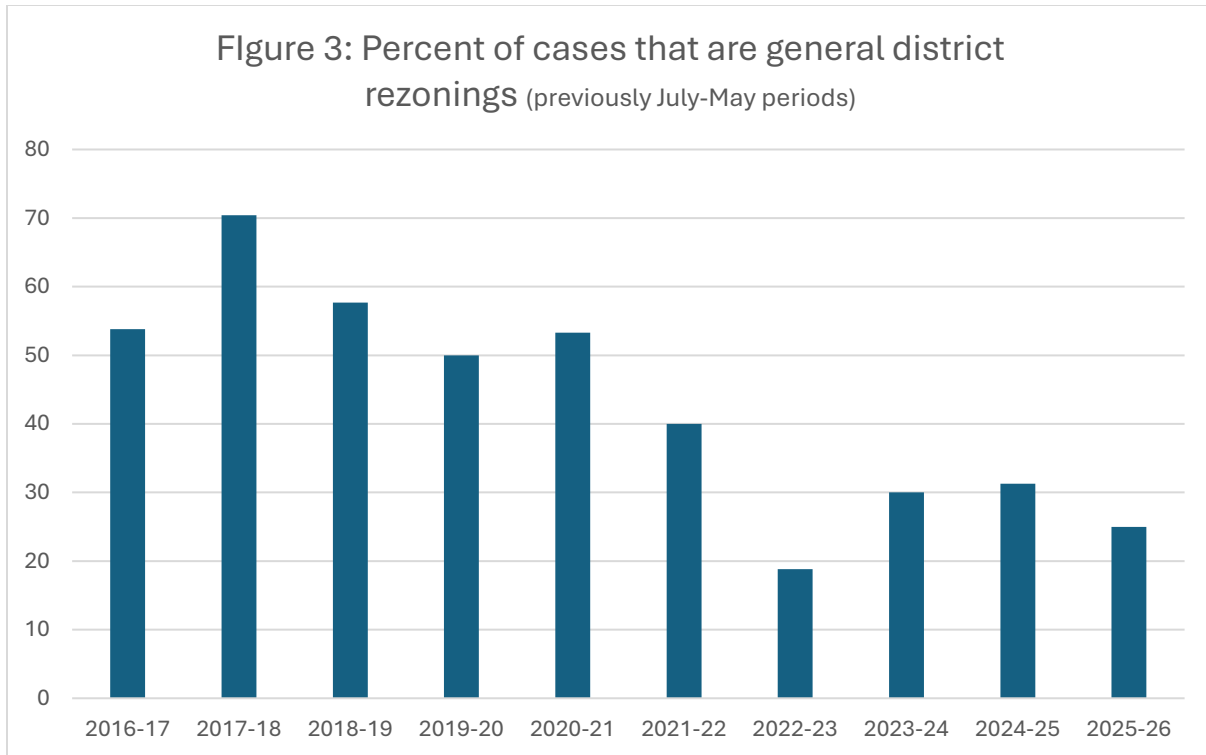
Figure 1: Number of cases by type: July, 2025 through May, 2026





While the total number of cases was lower this year than in the previous fiscal year, the number of cases reviewed falls within a range similar to the caseload over the last ten years (see Figure 2). Still, the raw numbers do not provide a complete picture of the Planning Board's reviews compared to when the majority of the Planning Board's reviews involved general district rezoning requests without evaluating specific uses or site plans. With the majority of cases involving conditional zoning, between July, 2025 and May, 2026, the Planning Board's reviewed requests for 1,138 dwelling units (single-family Planned Unit Developments, two-family, and multi-family uses) in addition to various other uses including a congregate living facility, manufacturing, processing and assembly, and a professional services and warehouse use with associated parking.

As noted in previous reports, since Conditional Zoning was adopted in 2021, the Planning Board's review has shifted from reviewing general district requests to reviewing conditional zoning districts based on a specific use and site plan (See Figure 2 below). It is also likely that having the option to apply for conditional zoning has reduced the number of variance requests by providing a mechanism for applicants to achieve additional flexibility in development when a variance request may not be the most appropriate mechanism for doing so.



Expenditures and Budget

The Board's only expenditure this fiscal year has been related to members' stipends, which are \$150 a month. \$12,600 was budgeted for board stipends in FY 25-26. The same amount is being requested for FY 26-27. To date, current year expenditures are below the budgeted amount.

On behalf of the Planning Board, I thank you for your support. It is an honor to serve the Asheboro community.

**City of Asheboro
Planning Board/Board of Adjustment**

<u>Name/City or ETJ</u>	<u>Appointed/Expires</u>
Mike O'Kelley, Chair / City	2-8-18 / 1-1-28
Greg Patton, Vice-Chair / City	4-10-25 / 1-1-27
Van Rich / City	2-3-86 / 1-1-31
Thomas Rush / ETJ	2-3-14 / 2-1-29
Pamela Vuncannon /City	8-9-18 / 1-1-29
Jake Wilburn / ETJ	12-2-24/2-1-28
Taylor Trogdon, Jr. / City	1-1-25/1-1-30