



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, June 1, 2026
6:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from May 4, 2026:
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved
- IV. New Business
 - (a) Case No. RZ-26-09: Request to amend an existing I1(CZ) Light Industrial Conditional Zoning district for manufacturing, processing, and assembly-heavy use, located at 404 W. Balfour Ave. (Randolph County Parcel Identification Number 7752886353) specifically for lawful processes involving Agricultural and Food Products.
 - (b) Discussion related to nightclubs, game rooms, indoor commercial recreation, and related land uses.
- V. Items not on the agenda
- VI. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, MAY 4, 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
Greg Patton) – Vice Chair (Absent)

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

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 APRIL 6, 2026

Mr. O'Kelley inquired if there were any corrections or additions to the April 6th, 2026, Planning Board minutes. Hearing no corrections or additions to the April 6th, 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 Crestview Church Road conditional zoning and annexation that were presented at the April 9 City Council meeting have been continued and will be reviewed at the May 7th City Council meeting. There have been no subdivision reviews at staff level since the April 6th, 2026, Planning Board meeting.

OLD BUSINESS

- A. 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.**

Mr. Evans stated that the applicant has withdrawn this request.

NEW BUSINESS

B. 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.

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

Applicant: City of Asheboro

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: None

Infrastructure: City water and sewer serve 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) 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) 2.09 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

Mr. Evans then stated the staff's Land Development Plan Consistency and Reasonableness statements:

Proposed Land Use Map: Unmapped

Growth Strategy Map: Unmapped

Small Area Map: Unmapped

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. (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.

Goals/Policies Not Supporting Request:

- **Policy 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.

He then provided the 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.

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

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

Mr. O'Kelley asked if there was a motion to approve or deny the request. Mr. Patton motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request. Ms. Vuncannon seconded the motion. All were in favor, and the motion passed unanimously.

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

Mr. Evans gave a presentation of the annual Planning Board report. He went over the number of cases by type from July, 2025 through May, 2026 and then showed a chart referencing the year-over-year cases reviewed by the Planning Board. He listed the Conditional zoning amendments as follows: 1,138 dwelling units (single-family Planned Unit Developments, two-family, and multi-family uses); congregate living facility use;

manufacturing, processing and assembly, and a professional services and warehouse use with associated parking. Mr. Evans also went over the Planning Board's expenditures for the past fiscal year, of which there was only one: 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.

There were no questions for Mr. Evans.

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-26-09

Application to amend existing I1 (CZ) zoning at 404 W. Balfour Ave. (Randolph County Parcel Identification Number 7752886353) to allow a Manufacturing, Processing, and Assembly - Heavy land use, specifically for lawful processes involving Agriculture and Food Products.

1. Request	
Applicant: Harpley's Holdings, LLC	Property Owner: Harpley's Properties, LLC
Zoning Existing: I1 (CZ) Industrial Conditional Zoning Proposed: I1 (CZ) Industrial Conditional Zoning History: I1 (CZ) Zoning (RZ-25-18) authorizing warehouse, professional services, and parking lot uses approved by the City Council on November 6, 2025. The approved site plan is included in this report for reference, and a comparison of the approved plans may be found in the analysis section.	
Required Notice Mailed Notice by Applicant: 5-22-26	

2. Site Information	
Location	404 W. Balfour Ave.
PIN	7752886353
Size	5.73 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Undeveloped
Overlay Districts	None
Infrastructure	City utilities are available
Transportation	
Street Classification:	Minor Thoroughfare
Maintenance:	State Maintained
Other Notes:	2024 Annual Average Daily Traffic: 2,500 (2012 Capacity: 10,200)
Surrounding Land Use	
North:	Residential Planned Unit Development
South:	Industrial
East:	Residential
West:	Residential

3. Staff Analysis
1) The proposed use is Manufacturing, Processing, and Assembly - Heavy, specifically for lawful processes involving Agriculture and Food Products. 2) I1 Industrial Development District Statement of Intent: The intent of the I1 Industrial Development District is to produce areas for manufacturing, processing and assembly uses, commercial uses, distribution and servicing enterprises, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts. 3) Relevant Zoning Ordinance Definitions: Manufacturing, Processing and Assembling, Heavy: The mechanical or chemical transformation of materials or substances into new products. The land uses engaged in these activities are usually described as plants, factories, or mills and characteristically use power-

driven machines and materials handling equipment. Establishments engaged in assembling component parts of manufactured products are also considered under this definition, if the new product is neither a fixed structure nor other fixed improvement. Also included is the blending of materials such as lubricating oils, plastics, resins or liquors.

- 4) Section 4.05 (C) (13) & (15) states that a change in use is a modification of an approved conditional zoning district and requires the initiation of a new conditional zoning application with legislative hearings conducted by the Planning Board and the City Council.
- 5) Slaughterhouse use is not requested and would not be authorized by the requested I1 (CZ) district.
- 6) I1 zoning district allows metal facades along minor throughfares and lower classification streets. The applicant proposes a 4-foot-high masonry skirt wall.
- 7) Comparison of Approved and Proposed Site Plans:
 - a. Driveway connection and parking lot remain the same
 - b. Total building square footage (20,000) remains the same; however, the dimensions and possible number of buildings vary.
 - c. Buffers and stormwater controls remain the same
 - d. Impervious surface decrease in the proposed plan
 - e. Dumpster and enclosure added to the proposed plan

4. Modifications to Ordinance Regulations

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

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

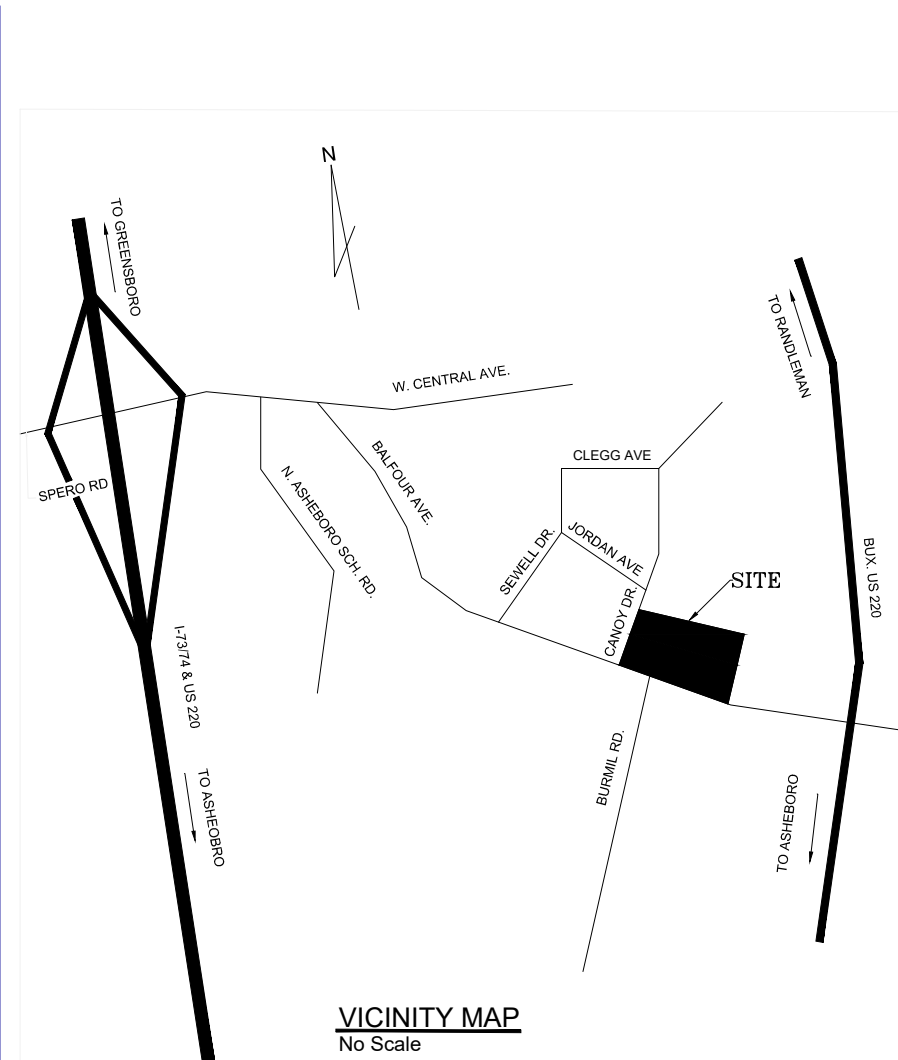
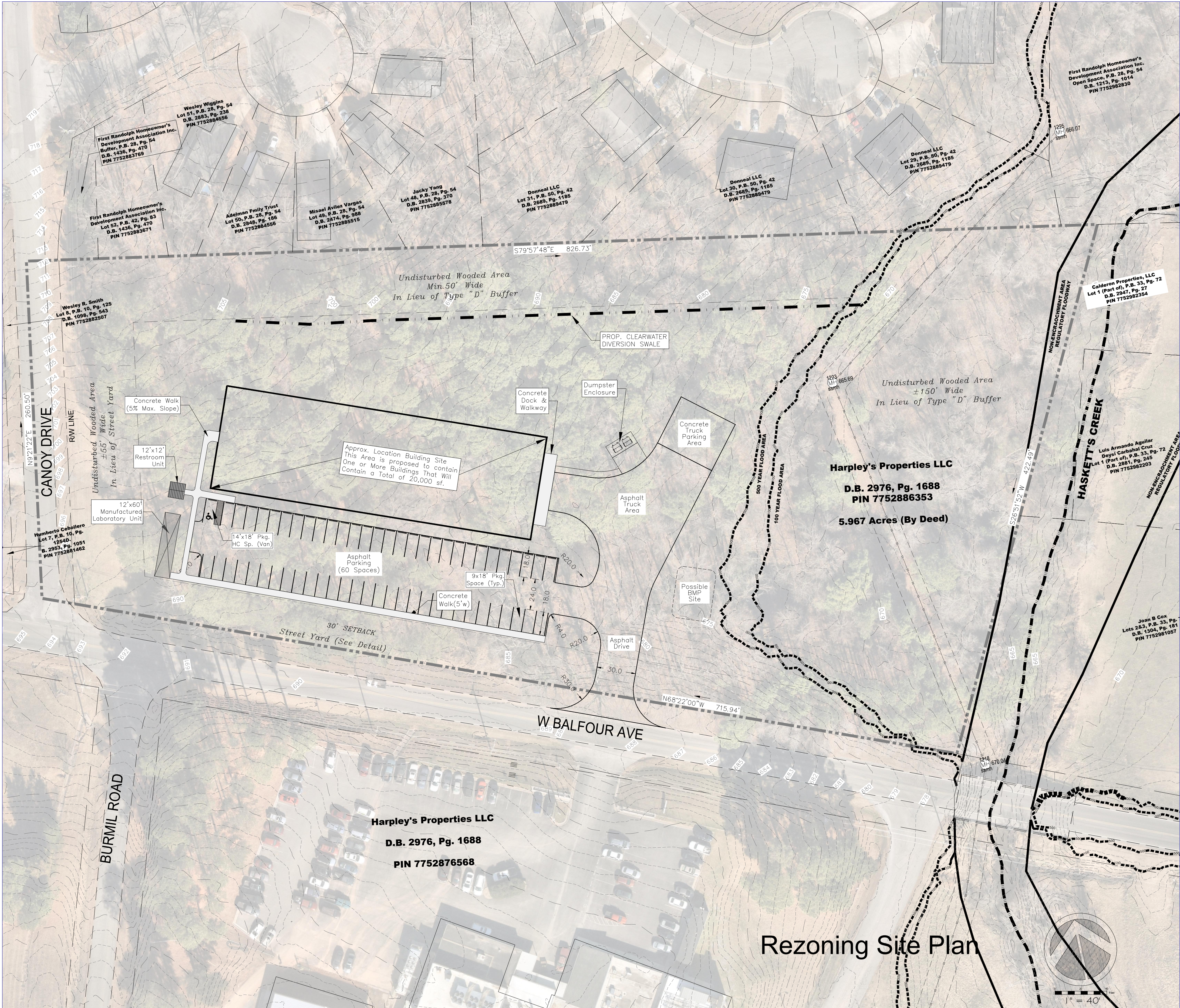
- A) The approved use shall be Manufacturing, Processing, and Assembly - Heavy, specifically for lawful processes involving Agriculture and Food Products
- B) Driveway connection to Canoy Drive shall not be permitted
- C) Existing vegetation may count towards front yard landscaping requirements.
- D) 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.
- E) 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.
- F) The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

6. Land Development Plan Consistency and Reasonableness	
Proposed Land Use Map	Urban Residential
Growth Strategy Map	Primary Growth
Small Area Map	Northeast
LDP Goals/Policies Supporting Request	
• Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. • Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map. • Checklist Item 6: Existing infrastructure is adequate to support the desired zone. • Goal 1.2: Diversified employment opportunities enabling a long-term, stable, high-pay, skilled workforce • Checklist Items 12 & 14: 12.) Property is located outside of watershed; 14.) Rezoning is not located on steep slopes of greater than 20%. • Goal 4.2: Environmental impact mitigation and education	
LDP Goals/Policies Not Supporting Request	
• Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.	
Staff Proposed Plan Consistency and Reasonableness Statement	The zoning map amendment is consistent with multiple goals of the Asheboro Land Development Plan related to economic development and environmental stewardship, and is also consistent with the Growth Strategy Map. The zoning map amendment is reasonable given the size and physical conditions of the property and the proposed environmental impact mitigation, the protection to neighboring residential properties through enlarged buffers consisting of undisturbed vegetation, and the neighboring industrial uses along W. Balfour Avenue.

7. Recommendations and Planning Board Action Items	
Staff Recommendation	Approve, attaching conditions as summarized
Planning Board Action Items	1) Recommend approval or denial of zoning map amendment RZ-26-09; amend I1 (CZ) Industrial Conditional Zoning District to allow Manufacturing, Processing, and Assembly - Heavy, specifically for lawful processes involving Agriculture and Food Products 2) Attach zoning conditions as summarized or with modifications. 3) Adopt Plan Consistency and Reasonableness Statement

Motions with Consistency and Reasonableness Statements	
Motion 1: Concurrence with Staff Recommendation and Statement	I move to recommend approval of rezoning request RZ-26-09, attaching conditions as summarized, and to adopt the plan consistency and reasonableness statement articulated by the city staff.
Motion 2: Approval with Modification	I move to recommend approval of rezoning request RZ-26-09, attaching conditions as modified (<i>state additional or modified conditions</i>), and to adopt the plan consistency and reasonableness statement articulated by the city staff.
Motion 3: Denial	I move to recommend denial of rezoning request RZ-26-09, finding that the plan consistency and reasonableness statement articulated by the city staff does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s): - <i>State which goals or policies from the report support the motion to deny, and/or</i> - <i>State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny.</i>

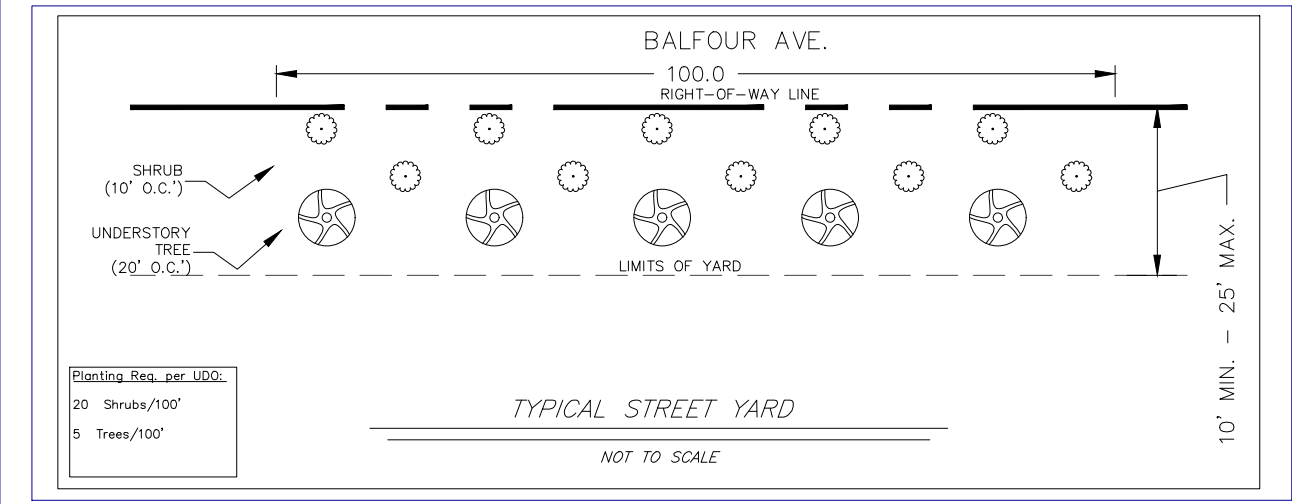
Plan Consistency and Reasonableness Statement Information	
Plan Consistency	G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps, goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.
Reasonableness	G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community (iii) the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment (iv) why the action taken is in the public interest (v) any changed conditions warranting the amendment



SITE DATA:	
1.	Total Area = 5.929 Ac. (Survey Carolina)
	Area Cl. of R/W = 5.731 Ac. (Survey Carolina)
2.	Deed Ref. - D.B. 2976, Pg. 1688
3.	PIN - 7752886353
4.	Impervious Surface: ±1.00 Ac.
5.	% Impervious Surface: ±18.0%
6.	Flood Areas & Floodway taken from City of Asheboro FIRM Panel # 3710775200J, Dated 01/02/08

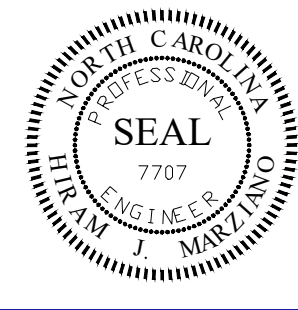
ZONING INFORMATION:	
Existing Zoning-	11-CZ
Proposed Zoning-	11-CZ
Proposed Use: Manufacturing, Processing, and Assembly-Heavy, specifically for lawful processes involving Agriculture and Food Products.	
Proposed Setbacks:	
Balfour Ave.: 30'	
Canoy Dr. & Side (Rear):	Undisturbed Wooded Areas as Shown
Proposed Structure is to be Pre-Engineered, Metal w/Masonry Exterior Treatments, and installed on a concrete pad foundation. Manufactured Laboratory Unit w/Class "A" Foundation(USDA Certified) will be erected on-site.	
Parking Spaces Required: Warehouse @ 0.6 sp./employee of Largest Shift + 1sp./Vehicle used directly in Conduct of Use= 20 sp.	
Parking Spaces Provided: 60	

MISCELLANEOUS INFORMATION:	
1.	Utility Locations Shown are approximate
2.	On-Site Lighting will be specified to Meet COA Ordinances.
3.	Solid Waste Pickup will be by Contract Hauler.
4.	On-Site Landscaping will be Specified to Meet COA Approved Plans.
5.	The proposed clearwater diversion will not encroach in the 50' setback.
6.	Existing trees will be retained to provide buffer screening as shown. Any areas along property lines or street frontages where this is not possible will be provided with buffer and street yards per City of Asheboro UDO specifications.
7.	Diversion of Offsite Stormwater Will Reduce Need for Onsite BMP's. Area for BMP's is Shown on the Plan.
8.	Parking Lot Landscaping to Meet COA Ordinance.



OWNER/DEVELOPER:
HARPLEY'S PROPERTIES, LLC
467 E. DORSETT ST.
ASHEBORO, N. C. 27203
ATTN: JAMIE CRUMLEY

REVISIONS			
BY	DATE	DESCRIPTION	SYM.
HJM	9/29/25	Rev. Per COA Planning Comments dtd 9/25/25	NA
HJM	9/30/25	Redrew Freezers at Correct Scale.	NA
HJM	4/28/26	Rev. to Change Use of Site From Freezer Storage to a Processing Operation for Agriculture & Food Products	NA
HJM	5/21/26	Added Note about Building(s)	NA
HJM	5/21/26	Made COA Per Email dtd 5/21/26 from Justin Luck	NA



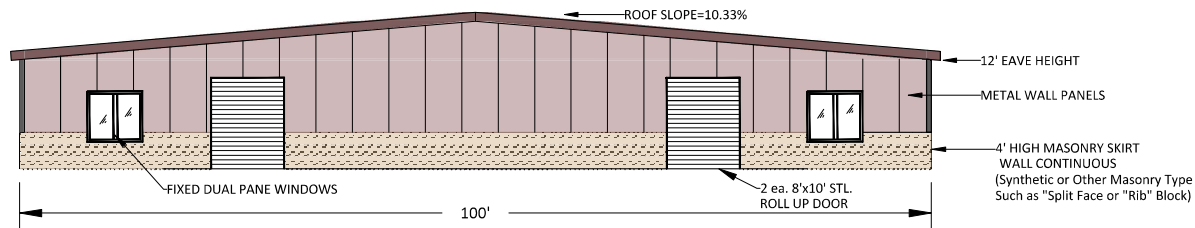
CONSULTING, CIVIL ENGINEER
HIRAM J. ARZIANO, PE
PO Box 278, Asheboro, NC 27204 - (336)493-4450
hmarziano@triadbiz.rr.com

REVISED SITE PLAN
For
ZONING - CHANGE OF USE

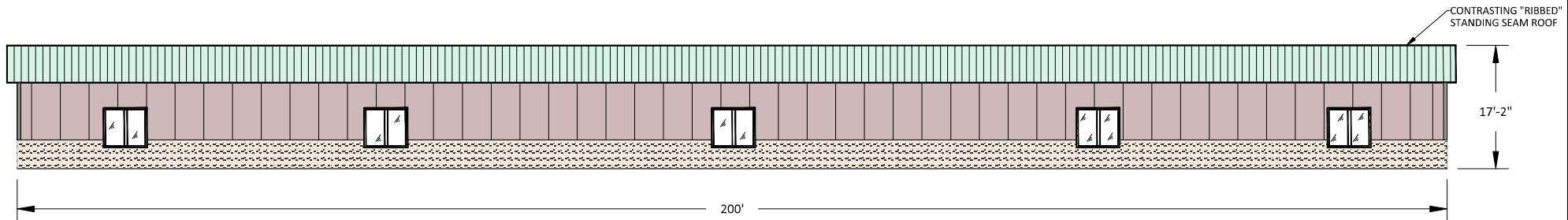
Harpley's Processing Facility
Asheboro Township, City of Asheboro
Randolph County, North Carolina

Scale:	Noted
Date:	08/30/2025
Drawn:	TS/HJM
Checked:	---
Job No.:	

Sheet No.:	1
Of: 1	Version: 1



EAST FACING ELEVATION (Toward Hasketts Ck.)
No Scale



WEST FACING ELEVATION (Toward Balfour Ave.)
No Scale

Representative Building Elevations for Site Change of Use

Harpley's Processing Facility - Balfour Ave.

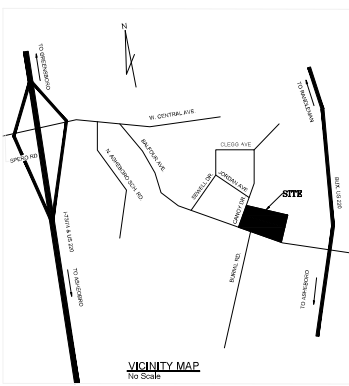
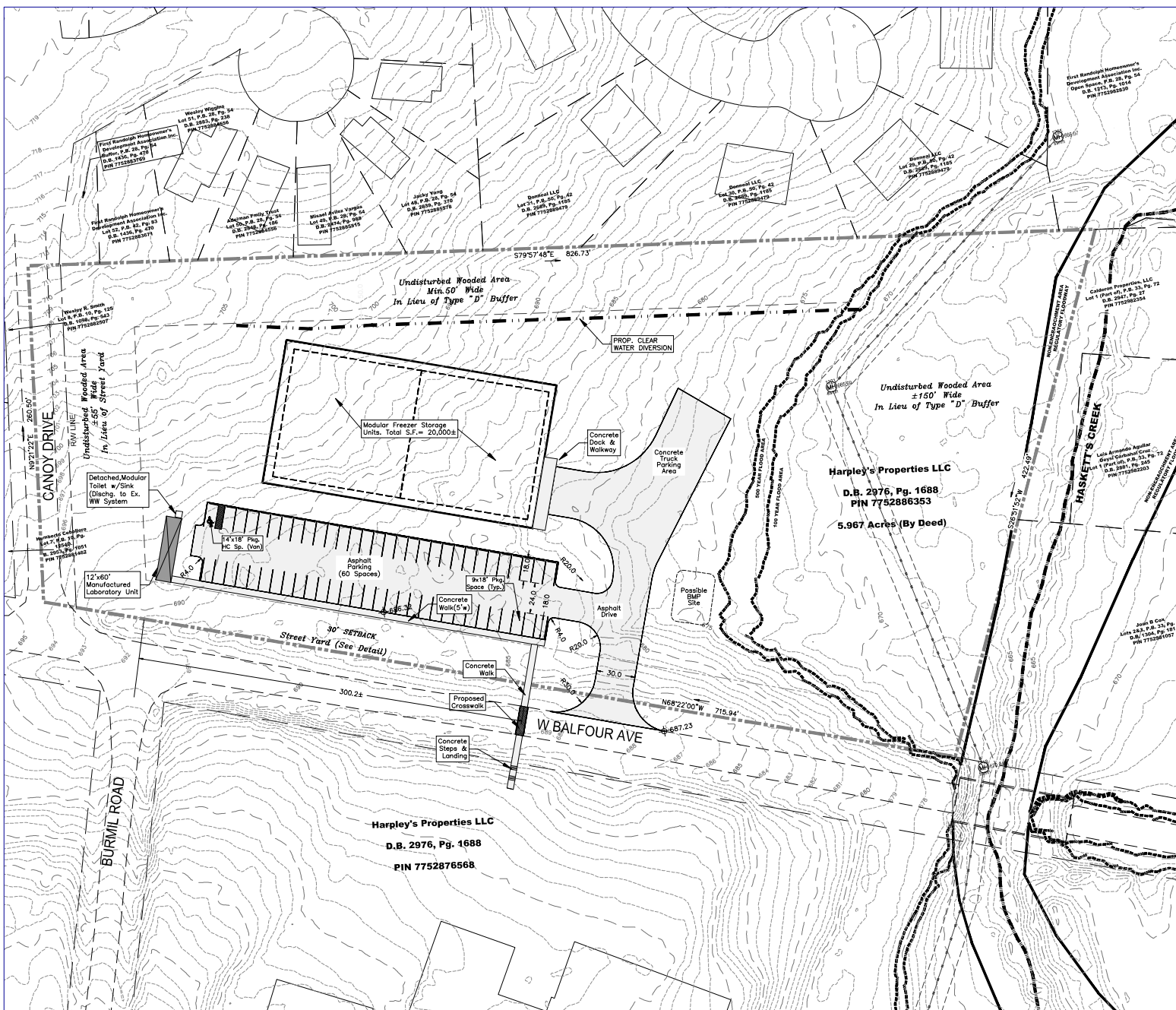
Asheboro Township, City of Asheboro

Randolph County, North Carolina

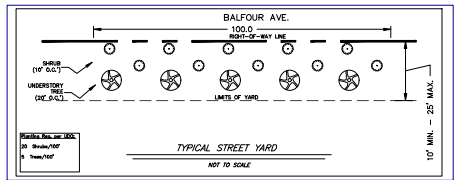
May 15, 2026

GENERAL NOTES:

1. Elevations indicate the Materials to be used for the pre-engineered metal building.
2. Arrangement of the doors & windows are schematic only and subject to change once final floor plans/spaces for each process is selected.
3. The building is intended to utilize & fit the originally approved site grading plan.
4. Heated and cooled area will be approximately 20,000 sf.



Staff Note:
This is the plan
approved
with the previous
request
(RZ-25-18),
provided for
reference.



OWNER/DEVELOPER:
HARPLEY'S PROPERTIES, LLC
407 E. DORSETT ST.
ASHEBORO, N. C. 27203
ATTN: JAMIE CRUMLEY

SITE DATA:	
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5.	% Impervious Surface: ±22.1%
6.	Flood Areas & Floodway taken from City of Asheboro FIRM Panel # 3710775200J, Dated 01/02/08
ZONING INFORMATION:	
Existing Zoning- R10 Proposed Zoning- I1-CZ	
Proposed Use: Warehouse, Professional Services, Parking Lot	
Proposed Setbacks: Balfour Ave., 30' Canoy Dr. & Side (Rear): Undisturbed Wooded Areas as Shown	
Proposed Structures are Modular Freezers, to be installed as needed on concrete pad foundation. Final freezer storage planned is 20,000±sf. Manufactured Laboratory Unit w/Class "A" Foundation(USDA Certified) will be erected on-site.	
Parking Spaces Required: Warehouse @ 0.6 sp./employee & Professional Services @ 1 /400 GFA Parking Spaces Provided: 60	
MISCELLANEOUS INFORMATION:	
1. Utility Locations Shown are approximate 2. On-Site Lighting will be specified to Meet COA Ordinances. 3. Solid Waste Pickup will be by Contract Hauler. 4. On-Site Landscaping will be Specified to Meet COA Approved Plans. 5. The proposed clearwater diversion will not encroach in the 50' setback. 6. Existing trees will be retained to provide buffer screening as shown. Any areas along property lines or street frontages where this is not possible will be provided with buffer and street yards per City of Asheboro UDO specifications. 7. Division of Offsite Stormwater Will Reduce Need for Onsite BMP's, Area for BMP's is Shown on the Plan. 8. Parking Lot Landscaping to Meet COA Ordinance.	

REVISIONS			
BY	DATE	DESCRIPTION	SYM.
HJM	9/29/25	Rev. Per COA Planning Comments Dated: 9/25/25	NA
HJM	9/30/25	Redrew Freezers at Correct Scale	NA
HJM	10/27/25	Reduced Freezer Storage Area & Chg'd BUA Added Detached, Modular Toilet	NA

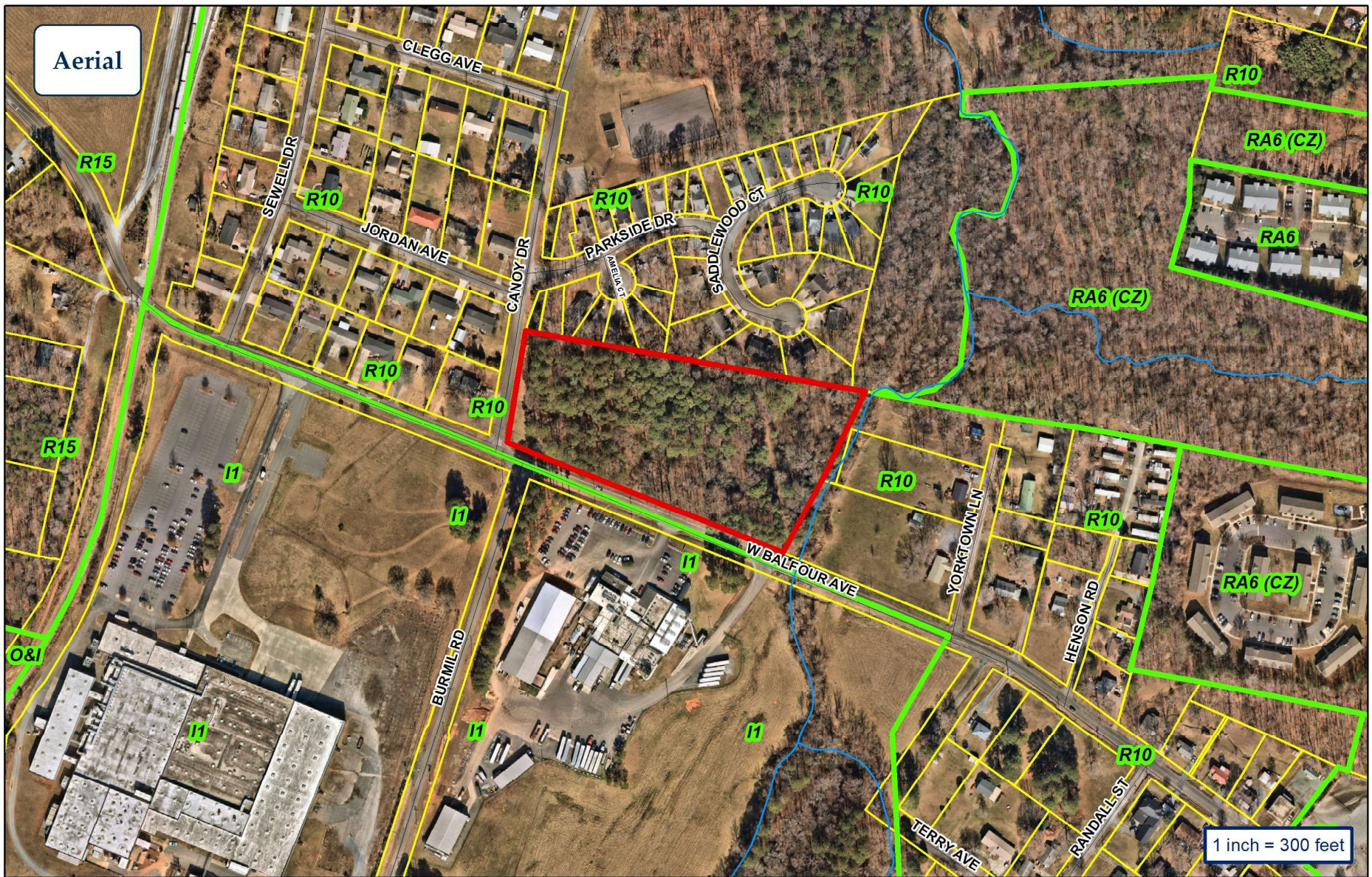


CONSULTING, CIVIL ENGINEER
HIRAM J. ARZIANO, PE
PO Box 278, Asheboro, NC 27204 - (336)493-4450
hmarziano@triadbiz.rr.com

Rezoning Site Plan

Harpley's Freezer Storage Facility
Asheboro Township, City of Asheboro
Randolph County, North Carolina

Scale: 1" = 40'	Sheet No.:
Date: 08/30/2025	1
Drawn: TS	
Checked: ---	
Job No.: CRUM-003	Of: 1 Version: 1

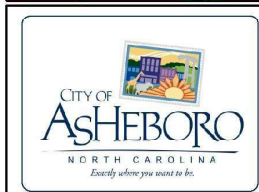
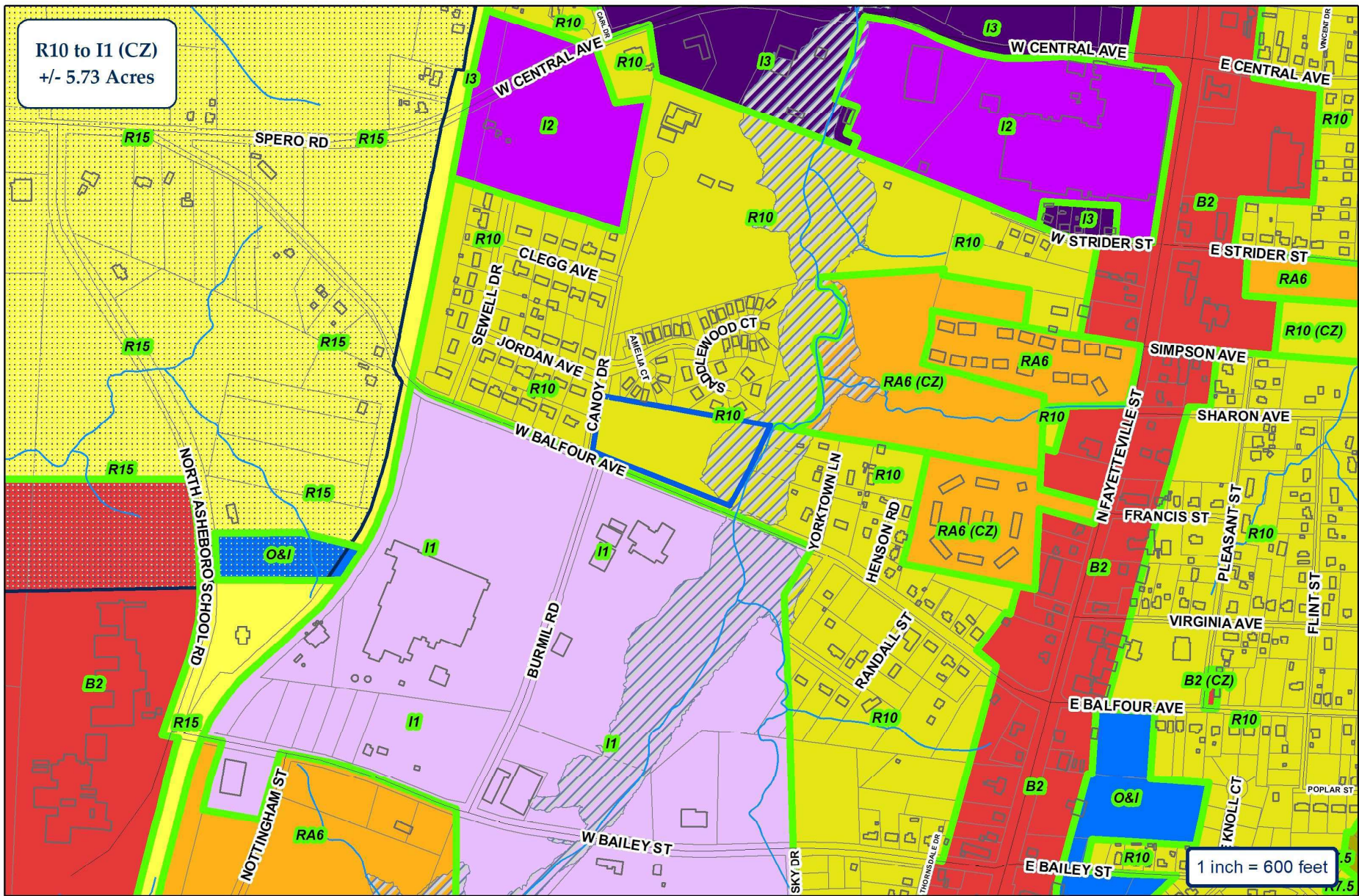


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ- 26-09

Parcels: 7752886353

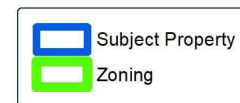


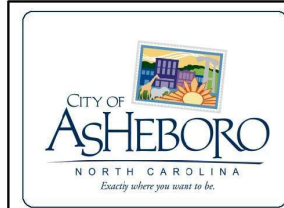
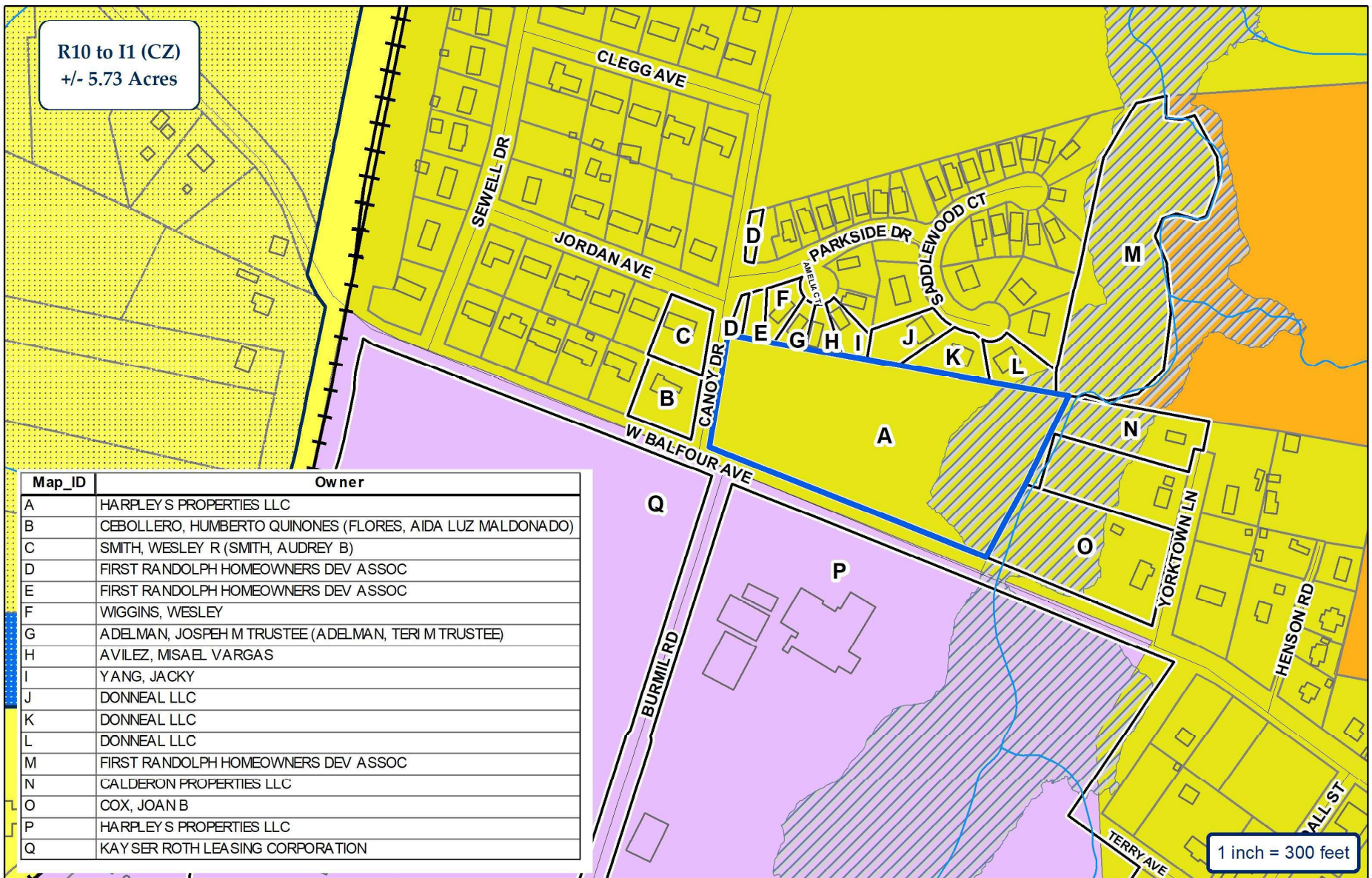


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-09

Parcels: 7752886353

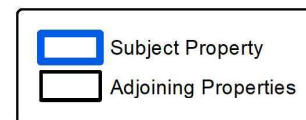


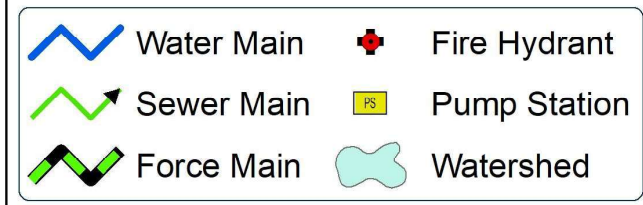
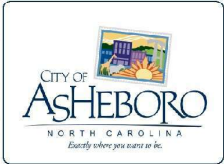
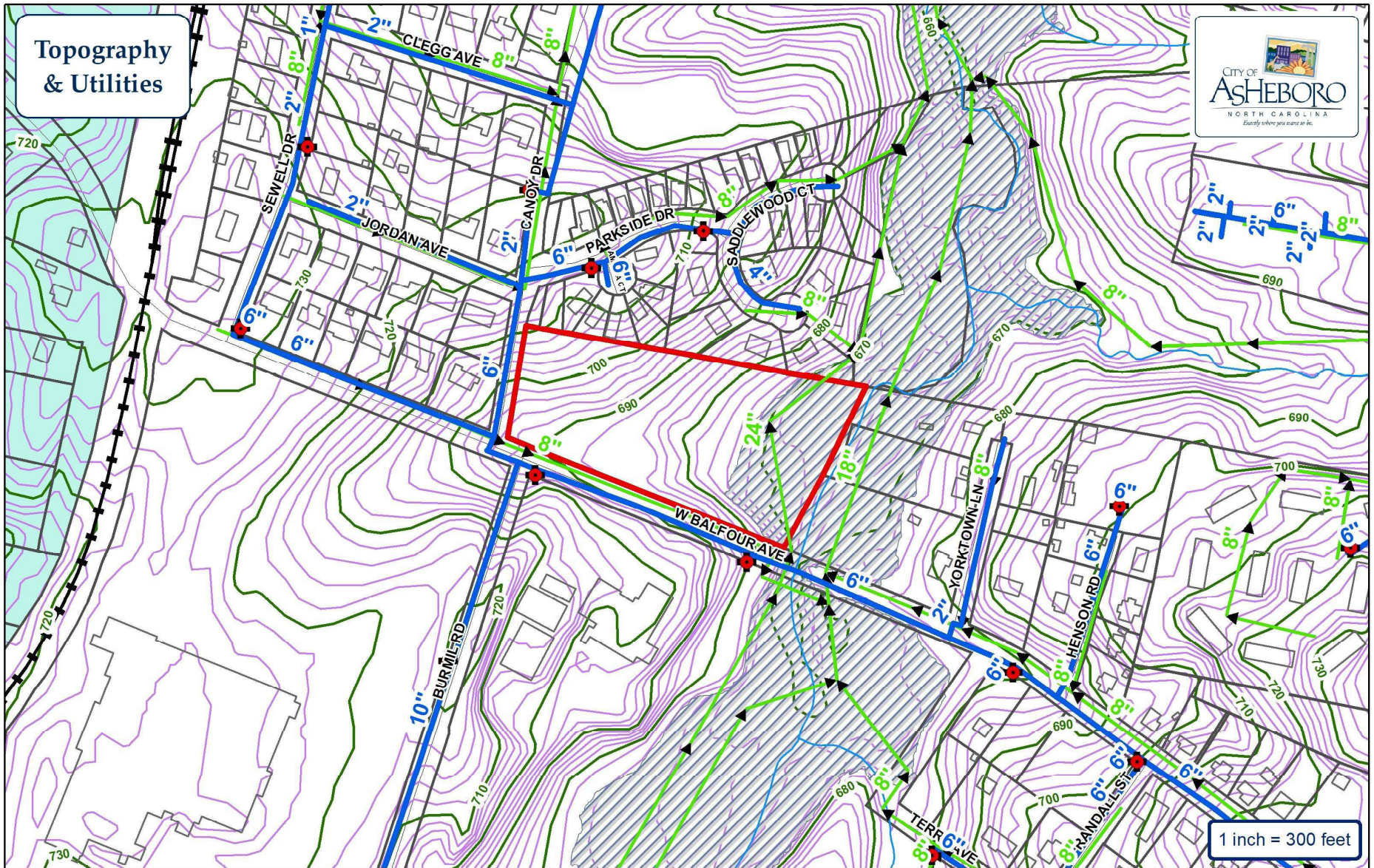


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ- 26-09

Parcels: 7752886353





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ- 26-09

Parcels: 7752886353



APPLICANT INFORMATIONApplicant Harpley's Holdings Applicant's Phone # 336-953-2009Applicant's Address 467 E. Dorsett St.Asheboro, NC 27205Applicant email address [REDACTED]**PROPERTY INFORMATION**Property Owner's Name Harpley's Properties, LLCLocation of Property W. Balfour Ave Property Size (ac. or s.f.) 5.929Randolph County Property Identification Number (PIN#) 7752886353Current Zoning District I1-C2 Requested Zoning District sameDate Property Title Acquired 8-22-25 Deed Book 2976 Page 1688Subdivision 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:

A 10,000 sq.ft. bldg. with 60 parking spaces for a deer processing operation. Site plan has been adjusted from a freezer storage facility that was previously approved. The center will include taxidermy + deer processing.

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

This change in use will not change the zoning currently of this site + fits with the processing of the industry across Balfour Ave.

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?

None, the zoning is not changing.

Does not apply ☐

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

This change does not require any changes to the currently approved site development plan.

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 Secretary v/Protect Mgr

Owner Signature (if different than Applicant)

Owner Address

467 E. Dorsett St.
Asheboro, NC 27205

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:* 4-29-26 *Case Number:* 26-09

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

This is to notify you that I (we) Harpley's Properties have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at W. Balfour Ave. for the purpose of a change of use from freezer storage to deer processing.

On June, 18th, 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, July 9th, 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 Cramley at 336-953-2009.