



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, December 1, 2025
6:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from November 3, 2025
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved
- IV. New Business
 - a.) Discussion on items related to signs, potential future text amendments, and legislative updates
 - b.) Adoption of 2026 meeting dates
- V. Items not on the agenda
- VI. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, NOVEMBER 3, 2025
6:00 p.m.

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

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

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

John Evans, Community Development Director
Jeff Sugg, City Attorney
Jamie Wilkins, Planning Technician

CALL TO ORDER

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

APPROVAL OF MINUTES OCTOBER 6, 2025

Mr. O'Kelley inquired if there were any corrections or additions to the October 6th, 2025, Planning Board minutes. Hearing no corrections or additions to the October 6th, 2025, Planning Board minutes, Mr. O'Kelley approved the minutes as presented.

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

Mr. Evans went over several land use cases that the City Council heard at the October 9th Regular Meeting. Mr. Evans noted that one major subdivision had been approved by staff since the October 6th Planning Board meeting.

NEW BUSINESS

- A. RZ-25-20: REQUEST TO REZONE PROPERTY LOCATED AT 777, 779, 787, AND 803 ALBEMARLE ROAD (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7750464502 AND 7750464502) FROM B2 GENERAL COMMERCIAL AND R7.5 MEDIUM-DENSITY RESIDENTIAL TO OA6 (CZ) OFFICE-APARTMENT CONDITIONAL ZONING FOR DWELLINGS, MULTIPLE FAMILY, WITH A FLOOR AREA RATIO OF UP TO 43 PERCENT.**

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

Applicant: BLL Holdings, LLC
Location: 777, 779, 787 & 803 Albemarle Road
PIN: 7750466579 & 7750464502
Size: 3.49 acres +/-
Jurisdiction: Corporate Limits
Current Land Use: Vacant
Overlay Districts: None
Infrastructure: City utilities are available

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

- 1) The proposed use is Dwelling, Multiple Family, with a floor area of up to 33 percent, not to exceed 48 units
- 2) **OA6 District Statement of Intent:** The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.
- 3) **Relevant Zoning Ordinance Definitions:**
Dwelling/Residence, Multiple Family: A structure containing three or more dwelling units.
- 4) Proposed Floor Area Ratio (FAR) for the project is 30.4%. Multi-family development with a FAR between 22 and 43% requires either a Special Use Permit or Conditional Zoning approval and is subject to increased development standards, such as heightened requirements for building materials, stormwater control measures, a perimeter buffer, and landscaping around buildings (Section 5.05 (36) (see Attachment)). The applicant chose to file a conditional rezoning request instead of a general district rezoning request and Special Use Permit. The site plan complies with and is conditioned to meet the same heightened requirements for a higher-density development that is required with a Special Use Permit.
- 5) The dwellings are located within three three-story buildings consisting of fiber cement as the primary material. There are 12 dwellings in two buildings and 24 dwellings in the third building. There are 12 one-bedroom units and 36 two-bedroom units proposed.
- 6) Three recreation areas are shown. Two are passive recreation areas, with picnic tables and grills on concrete pads. Staff has requested additional detail on the third area closest to Albemarle Road.

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

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

Mr. Evans listed the Summary of Proposed Zoning Conditions:

- A. The approved use shall be Dwelling, Multiple-Family, not to exceed 48 units.
- B. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C. The sidewalk parallel to Albemarle Road, extending the length of the subject property, may be located within the public right-of-way, subject to NCDOT approval, or on private property.

- D. Pole mounted and/or wall mounted outdoor lighting shall comply with city ordinances and information on such lighting shall be provided to staff for review and approval prior to installation of this outdoor lighting.
- E. If plans for solid waste disposal are deemed to be inadequate, the property owner shall be responsible for ensuring that additional facilities or measures are installed. Any such facilities shall be consistent with city policies and codes.
- F. Changes related to locations of cluster box units (CBU) for mail delivery as required by USPS or NCDOT shall not be considered a modification of the conditional zoning district requiring council action.
- G. All requirements of Section 5.05(36) shall apply.
- H. The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

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

Proposed Land Use Map: Commercial

Growth strategy Map: Primary Growth

Small Area Map: Central

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 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 Item 8:** The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.
- **Checklist Items 12 - 14:** 12.) Property is located outside of watershed; The property is located outside of Special Hazard Flood Area;14.) Rezoning is not located on steep slopes of greater than 20%.

Goals/Policies Not Supporting Request:

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

Staff Proposed Plan Consistency and Reasonableness Statement:

The zoning map amendment is consistent with Asheboro Land Development Plan, complying with the Growth Strategy Map and multiple goals, including the adaptive reuse of vacant properties and environmental protections such as stormwater control measures included in this request.

The zoning map amendment is reasonable given the size and physical conditions of the property, the provision of a variety of housing opportunities close to employment and services, the reuse of the property afforded to the property owner, and the benefits to the public through the proposed sidewalk. The proposed sidewalk is recommended by both the city's Comprehensive Pedestrian Plan and Comprehensive Transportation Plan, and is also important to serve higher-density residential uses.

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

Staff Recommendation: Approve, attaching conditions as summarized and subject to the applicant providing additional detail on the third recreational area.

Planning Board Action Items:

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

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 in favor of the request. Mr. Bob Wilhoit stepped forward to assert his support of the request on behalf of the applicant. He gave a presentation which included aerial photos and video of the site, as well as the history of the property. Mr. Wilhoit mentioned the Land Development Plan's primary growth area and the site's compatibility with the surrounding uses. Mr. Wilhoit also introduced Mr. Vince Townsend of Green Mountain Engineering. Mr. Rush asked if there was a timeframe for the project. Mr. Townsend stated that permitting would take approximately three months and construction would start in Spring 2026; the project would take possibly two years to complete.

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

Mr. O'Kelley asked if there was a motion to approve or deny the request. Mr. Patton 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, and the motion carried unanimously.

B. CONSIDERATION OF POSSIBLE 2026 MEETING DATES

Mr. Evans presented the list of possible meeting dates for the year of 2026. Mr. Evans noted that the new dates would be finalized at the December City Council meeting. The presented 2026 meeting dates were not adopted.

ITEMS NOT ON THE AGENDA

There were no items to present.

ADJOURNMENT

Mr. O'Kelley adjourned the meeting.

Jamie Wilkins, Planning Board Secretary

Michael O'Kelley, Planning Board Chair

Proposed Planning Board 2026 Meeting Dates

Monday, January 5, 2026

Monday, February 2, 2026

Monday, March 2, 2026

Monday, April 6, 2026

Monday, May 4, 2026

Monday, June 1, 2026

Monday July 6, 2026

Monday, August 3, 2026

Tuesday, September 8, 2026*

Monday, October 5, 2026

Monday, November 2, 2026

Monday, December 7, 2026

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

These dates are subject to change based on City Council's formal adoption of its 2025 calendar on December 4, 2025, but changes are not anticipated at this time.