



Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, May 5, 2025
6:00 PM
AGENDA

- I. Call to Order
- II. Welcome of New Planning Board Member Greg Patton
- III. Approval of Minutes April 7, 2025
- IV. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved *(No major subdivisions have been approved since the April 7, 2025 Planning Board meeting.)*
- V. Old Business

RZ-25-08: Request to apply City of Asheboro High-Density Residential zoning (RA6 (CZ)) for development with multiple family dwellings and Residential Planned Unit Development with Single-family dwellings on property located on Crestview Church Road, southwest of 1172 Crestview Church Road (Randolph County Parcel Identification Number 7669360946), approximately 1100 feet southwest of Zoo Parkway. *(The applicant has requested a third continuance of this item until the June 2, 2025 Planning Board meeting.)*
- VI. New Business
 - (a) RZ-25-11: Request to rezone property located at 619 Albemarle Road (Randolph County Parcel Identification Number 7750575394) from R7.5 Medium-Density Residential and B2 General Commercial to B2 on the entire parcel.
 - (b) Annual Report concerning Planning Board activities, expenditures, and budget estimates.
 - (c) Items not on the agenda
 - (d) Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, APRIL 7, 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

Harold Anderson)
Van Rich) - Members Present
Thomas Rush)
Taylor Trogdon, Jr.)
Jake Wilburn)

John Evans, Community Development Division Director
Justin Luck, Planning and Zoning Director
Jeff Sugg, City Attorney
Jamie Wilkins, Planning Technician

CALL TO ORDER

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

APPROVAL OF MINUTES MARCH 3, 2025

Mr. O'Kelley inquired if there were any corrections or additions to the March 3, 2025 Planning Board minutes. Hearing no corrections or additions, the minutes were approved as presented.

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

Mr. John Evans went over the land use cases that the City Council heard at the March 6th Regular Meeting:

1. Case No. RZ-25-07- Application for a public use facility (McCrary Ball Park), rezoning the property from R10 to O&I (CZ), approved March 6th.
2. Case No. SUP-25-01- Special Use Permit for a billboard located at 1730 South Fayetteville Street, approved March 6th.
3. Case No. RZ-25-02- Cane Creek development located on East Allred Street, approved by Council; however, the applicant reduced the number of dwellings from 14 to 10 based on feedback during the preceding Planning Board meeting.
4. Case No. RZ-25-03: Manufacturing, Processing, and Assembly (Light). On March 6th, the Council approved the requested modified B2 (CZ) General Commercial Conditional zoning request for this use located at 467 and 471 E. Dorsett Avenue.
5. Case No. RZ-25-04: Rezone from R7.5 and R10 (Medium-Density residential for both) and B2 (CZ) General Commercial Conditional Zoning to B2 (CZ) General Commercial Conditional Zoning for Rental/Sales of Domestic Vehicles and Open Storage land uses. The Council denied this request on March 6th.
6. Case No. RZ-25-05: Rezone property at the corner of US 220 Business North and Idlewild Drive from B2 General Commercial to I1 (CZ) Light Industrial Conditional Zoning for Vehicle Towing

Operation and Storage and Motor Vehicle Repair- Major. The Council approved this request on March 6th.

Mr. Evans noted that there were no new major subdivisions since the March 3rd Planning Board meeting.

OLD BUSINESS

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

Mr. Evans explained that the applicant for the above-mentioned case is requesting continuance of the case to the May 5th Planning Board meeting.

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

NEW BUSINESS

- A. RZ-25-09: REQUEST TO REZONE PROPERTY LOCATED AT 124 WOODCREST ROAD (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7752905846) TO AN AMENDED I2 (CZ) GENERAL INDUSTRIAL CONDITIONAL ZONING DISTRICT TO ALLOW A MANUFACTURING, PROCESSING, AND ASSEMBLY USE.**

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

Applicant: Sam Hunt

Location: 124 Woodcrest Rd

Request: The request is to amend an existing I2 (CZ) Industrial conditional zoning district to allow for a Manufacturing, Processing, and Assembly – Heavy land use, specifically machine shop.

Randolph County Parcel ID: 7752905846

Size: 6.16 acres

Existing Land Use: Warehouse and Wholesale Distribution

He showed the board overview, rezoning, topographical/utilities, aerial, and oblique maps as well as photographs of the subject properties from all directions. He also provided the applicant's site plan showing details of the site. He then went over the analysis:

1. Proposed uses are Warehouse, Wholesale Distribution, Manufacturing, Processing, and Assembly-Heavy, specifically machine shop, and Open Storage.
2. **I2 Industrial Development District Statement of Intent:** The intent of the I2 Industrial Development District is 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.
3. **Relevant Zoning Ordinance Definitions:**
 - a. **Manufacturing, Processing and Assembly, 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.

- b. **Warehouse:** A building or group of buildings for the storage of goods or wares belonging either to the owner of the facility or to one or more lessees of space in the facility or both. This definition shall be deemed to include the indoor storage of vehicles.
 - c. **Wholesale Distribution:** Establishments engaged in selling merchandise to retailers, to industrial, commercial, institutional or professional business users or to other wholesalers.
 - d. **Open Storage:** The storage outside of a building, or within buildings with less than three sides, of materials, supplies, merchandise, equipment, commercial vehicles (i.e. delivery vans, contractor vehicles, towing trucks, cable/utility vehicles) and like items, but excluding junk.
4. All proposed uses are permitted by right in the I2 Industrial District.
5. The applicant proposes no site or building changes as part of this request. Additional parking and landing/open storage area has been added since RZ/CUP-20-12 approval.

Mr. Luck explained that there were no proposed modifications to the zoning ordinance requirements. He then provided the Summary of Proposed Zoning Conditions:

- A. The uses approved shall be Warehouse, Wholesale Distribution, Manufacturing, Processing, and Assembly – Heavy, specifically Machine Shop, and Open Storage. Machine Shop shall be defined as a workshop in which work is machined to size and assembled.
- 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 applicant may use existing vegetation to meet landscaping (buffering, screening) requirements, however, if any required vegetation is removed, additional plantings will be required in compliance with the applicable landscaping provisions of the zoning ordinance.
- D. If the applicant proposes adding parking spaces to the parking area depicted on the site plan, the applicant may do so 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 into the file without further review by the city council.
- E. 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 provided the staff's Land Development Plan recommendations:

Proposed Land Use Map: Industrial
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 5:** The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- **Checklist Item 7:** The proposed rezoning is compatible with the applicable Small Area Plan.
- **Checklist Items 12-14:** 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.

Goals/Policies Not Supporting Request:

- 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.

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

"The Land Development Plan map designates this entire property, as well as a small parcel to the north and a parcel to the south as suitable for industrial use. The Northeast Small Area plan further states that one of its goals is "accommodation and expansion of existing industrial uses."

"Although there are ideally transitional land uses such as office or institutional uses between industrial and residential uses, the zoning map amendment is reasonable given the size and physical conditions of the property with most of the property containing significant trees that are proposed to be preserved, the benefit of the proposed use to the public through continued investment into a property that has contained industrial uses for decades, the benefit to the property owner by continued use of the existing site and building, the amount of industrial uses in the immediate area, and the protections offered to adjoining property owners, through the approved site plan and conditions."

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

"Staff recommends approval attaching proposed conditions as summarized."

Mr. Luck asked if the Board had any questions. Mr. O'Kelley asked how the request would implement noise regulations and time constraints for operating hours. Mr. Luck explained how the noise ordinance would apply to the sound level of the site and the operating hours of the site.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. H.R. Gallimore stepped forward and gave a presentation on behalf of the applicant. There were no questions for Mr. Gallimore following his presentation.

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

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

B. RZ-25-10: REQUEST TO REZONE PROPERTY LOCATED ON MOUNTAIN ROAD, LINCOLN AVENUE, AND SPRINGDALE LANE (PARCEL IDENTIFICATION NUMBER 7751362459) FROM RA6 (CZ) HIGH-DENSITY RESIDENTIAL CONDITIONAL ZONING TO R10 (CZ) CONDITIONAL ZONING TO ALLOW SINGLE-FAMILY AND TWO-FAMILY DWELLINGS.

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

Applicant: Robert Edmond Residential, LLC

Location: Located on Mountain Road, Lincoln Avenue, and Springdale Lane

Request: Rezone from RA6 (CZ) Residential Conditional Zoning to R10 (CZ) Residential Conditional Zoning

Randolph County Parcel ID: 7751362459

Size: 3.25 acres +/-

Existing Land Use: Undeveloped

He showed the board overview, rezoning, topographical/utilities, aerial, and oblique maps as well as photographs of the subject properties from all directions. He also provided the applicant's site plan showing details of the proposed alterations to the site. He then went over the analysis:

1. Proposed uses are single- and two-family dwellings
2. **R10 Residential District Statement of Intent:** The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
3. **Relevant Zoning Ordinance Definitions:**
 - a. **Dwelling/Residence, Detached Single Family:** An individual dwelling unit for one family located on an independent lot containing no other dwelling units.
 - b. **Dwelling/Residence, Two Family:** A structure containing two dwelling units.
 - c. **Street, Public:** Effective January 1, 2007: A right-of-way or fee simple tract of land that has been set aside for public travel, offered for dedication to the public by the recording of a subdivision plat, built to public street standards, and eligible for maintenance by either the City of Asheboro or the State of North Carolina.
4. Both single-family and two-family dwellings are permitted by right in the R10 Residential zoning district.
5. The applicant proposes a privately maintained, all-weather surface roadway to serve as access for a portion of the development in front of Lots 5-7 (single-family dwellings) and in front of a portion of Lot 4 (single-family dwelling). This proposal has been reviewed by city departments and NCDOT and deemed acceptable for emergency access, operations, and driveway permitting. Staff is proposing conditions related to maintenance and turnaround area in response to this proposal.
6. The portion of Springdale Lane that is not city-maintained and outside of the city limits is not eligible for city maintenance.
7. The overall density of the development is approximately 3.4 dwellings per acre, which is consistent with allowable by the surrounding R10 zoning.

Mr. Luck went on to present the proposed modifications to the zoning ordinance requirements:

1. (+) 20' no cut buffer proposed along south side of lots 1, 3-7 and western side of lots 8-9
2. (-) Lots 3-6 do not meet R10 minimum lot width (75' required, 60 proposed).
3. (-) Lots 4-7 do not comply with Section 3.01 (C): Every lot must abut a street
4. (+/-) Lot 1 & 2 setbacks; Lot 4 side setback does not meet R10 minimum.

He then presented the proposed zoning conditions:

- A. The uses approved shall be Dwelling, Single Family on lots 1-7 and Dwelling, Single or Two Family on lots 8-9.
- 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. It shall be the property owner's responsibility to obtain all permits and approvals required for the proposed land use, including but not limited to, NCDOT driveway permitting, and NCDEQ permitting, if applicable.
- D. Prior to the issuance of a zoning compliance permit, a minor subdivision plat and site plan demonstrating compliance with all applicable zoning regulations and conditions, as well as the applicable permit fees, shall be submitted.
- E. Prior to issuance of a zoning compliance permit, a road maintenance agreement (including indemnification provisions to protect city if heavy duty fire and public works vehicles cause damage while providing municipal services) to property within city shall be recorded.

- F. Prior to issuance of a zoning compliance permit, the property owner shall survey, prepare, and record an access/turnaround easement in favor of the city granting access and maneuvering area for all city vehicles servicing this property.
- G. Existing vegetation shall be preserved consistent with the approved site plan within the "20' No Cut Buffer." Should any vegetation be removed, such vegetation shall at a minimum, be replaced with plantings consistent with a Type A Buffer within this area(s).
- 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 provided the staff's Land Development Plan recommendations:

Proposed Land Use Map: Neighborhood Residential

Growth strategy map: Primary Growth

Small Area Map: Northwest

LDP Goals/Policies Supporting Request

- Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.
- Checklist Item 3. The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- 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; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.

LDP Goals/Policies Not Supporting Request:

- Checklist Item 6. Existing infrastructure is adequate to support the desired zone.

He then provided the staff's proposed consistency statement and the staff's proposed reasonableness statement:

"The zoning map amendment is consistent with Asheboro Land Development Plan in that the proposed land uses and density are consistent with the proposed land use map, and more consistent with the area than the previously authorized high-density residential zoning by proposing single-family and two-family dwellings that are more similar to surrounding land uses and consistent with the Neighborhood Residential designation of the property. It also provides additional housing opportunities on an infill lot in the primary growth area close to services, employment, and major transportation corridors."

"The zoning map amendment is reasonable given the size and physical conditions of the property and adjoining residential property consisting primarily of single-family and two-family dwellings, the benefit of additional housing opportunities to the public, the benefit to the property owner by development of longstanding undeveloped lot, and the protections offered to adjoining property owners through the approved site plan providing measures such as preservation of significant existing vegetation not typically required to be retained with single-family and two-family dwellings. The provision of infrastructure (specifically access) is an important part of evaluating the request's reasonableness. The design of this access to the limited number of lots lacking direct access to a public street and the design and ongoing maintenance of this access can be addressed through conditions as part of the Conditional Zoning process."

Mr. Luck then gave the staff's recommendation:

“Staff’s recommendation is to approve the request, subject to the applicant’s acceptance of reasonable conditions proposed by staff and identified during the conditional zoning process.”

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

Mr. O’Kelley inquired if there was anyone to speak in favor of the request. Robert Wilhoit, representative of the applicant, stepped forward to present information in favor of the request. In addition, Shannon Smith, identified as the general contractor, explained the road access situation to the Board. Mr. O’Kelley asked about the driveway access to Lots 1 and 2. Mr. Smith explained that access for Lot 1 would be off of Mountain Rd., and Lot 2 would likely also be off of Mountain Rd. Mr. O’Kelley and Ms. Vuncannon asked about garbage truck access to the lots. Mr. Luck explained that Public Works had reviewed the plans for the lots and are aware of the proposed access.

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

Mr. O’Kelley asked if there was a motion to approve or deny the request. Ms. Vuncannon motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions, and an added condition that the applicant communicate with Public Works staff to create a satisfactory access/and turnaround for sanitation vehicles, including any easement on the site plan. Mr. Anderson seconded the motion, and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. Evans stated that the April 7th Planning Board meeting will be Mr. Anderson’s last meeting. Mr. Evans presented Mr. Anderson with a plaque thanking him for his service as a board member. Mr. Anderson graciously accepted the plaque, and the Board applauded. Mr. Evans mentioned that the applications for the Planning Board vacancy would be reviewed by the City Council on April 10th.

ADJOURNMENT

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

Jamie Wilkins, Planning Board Secretary

Michael O’Kelley, Planning Board Chair



RZ-25-11

RZ-25-08: Request to apply City of Asheboro High-Density Residential zoning (RA6 (CZ)) for development with multiple family dwellings and Residential Planned Unit Development with Single-family dwellings on property located on Crestview Church Road, southwest of 1172 Crestview Church Road (Randolph County Parcel Identification Number 7669360946), approximately 1100 feet southwest of Zoo Parkway.

(The applicant has requested a third continuance of this item until the June 2, 2025 Planning Board meeting.)

John Evans

To: Justin Luck; Trevor Nuttall
Subject: RE: [External Sender] Braswell Annexation Markup (Your Job # 17166)

From: Adam Carroll <adam.carroll@timmons.com>
Sent: Thursday, April 24, 2025 11:10 AM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Subject: RE: [External Sender] Braswell Annexation Markup (Your Job # 17166)

Hi Justin,

Please see below in red.

Thanks,
Adam

From: Justin Luck <jluck@ci.asheboro.nc.us>
Sent: Thursday, April 24, 2025 8:54 AM
To: Adam Carroll <adam.carroll@timmons.com>
Subject: RE: [External Sender] Braswell Annexation Markup (Your Job # 17166)

Hi Adam,

I've been asked to reach out for a couple clarifications on the continuance request:

- Please confirm that the applicant's request is indeed to continue the rezoning hearing to the June 2nd Planning Board meeting and June 5th City Council meeting and continue the annexation hearing to the June 5th City Council meeting.
Confirmed.
- Please provide a brief explanation to why the continuance is being requested. Since a continuance requires City Council action, and technically could be approved or denied, it is important to provide some background. This statement will be provided to the Council in their meeting packets, which are also made available for public viewing on the city website.
Due to market conditions and potential opposition to our original plan, we are respectfully requesting a continuance in order finalize a new concept.

Please let me know if you have any questions.

Thanks,

Justin

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392
www.asheboronc.gov



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RZ-25-11

Application to rezone property located at 619 Albemarle Rd.
(Randolph County Parcel Identification Number 7750575394)

The request is to rezone from B2/R7.5 to B2 General
Commercial.

1. Request	
Applicant: Thomas Cochran (Bible Baptist Church of Asheboro Inc.)	Property Owner: Bible Baptist Church of Asheboro Inc
Zoning Existing: B2 General Commercial/R7.5 Medium-Density Residential Proposed: B2 History: None	
Required Notice Mailed Notice by Applicant: 4-22-25	

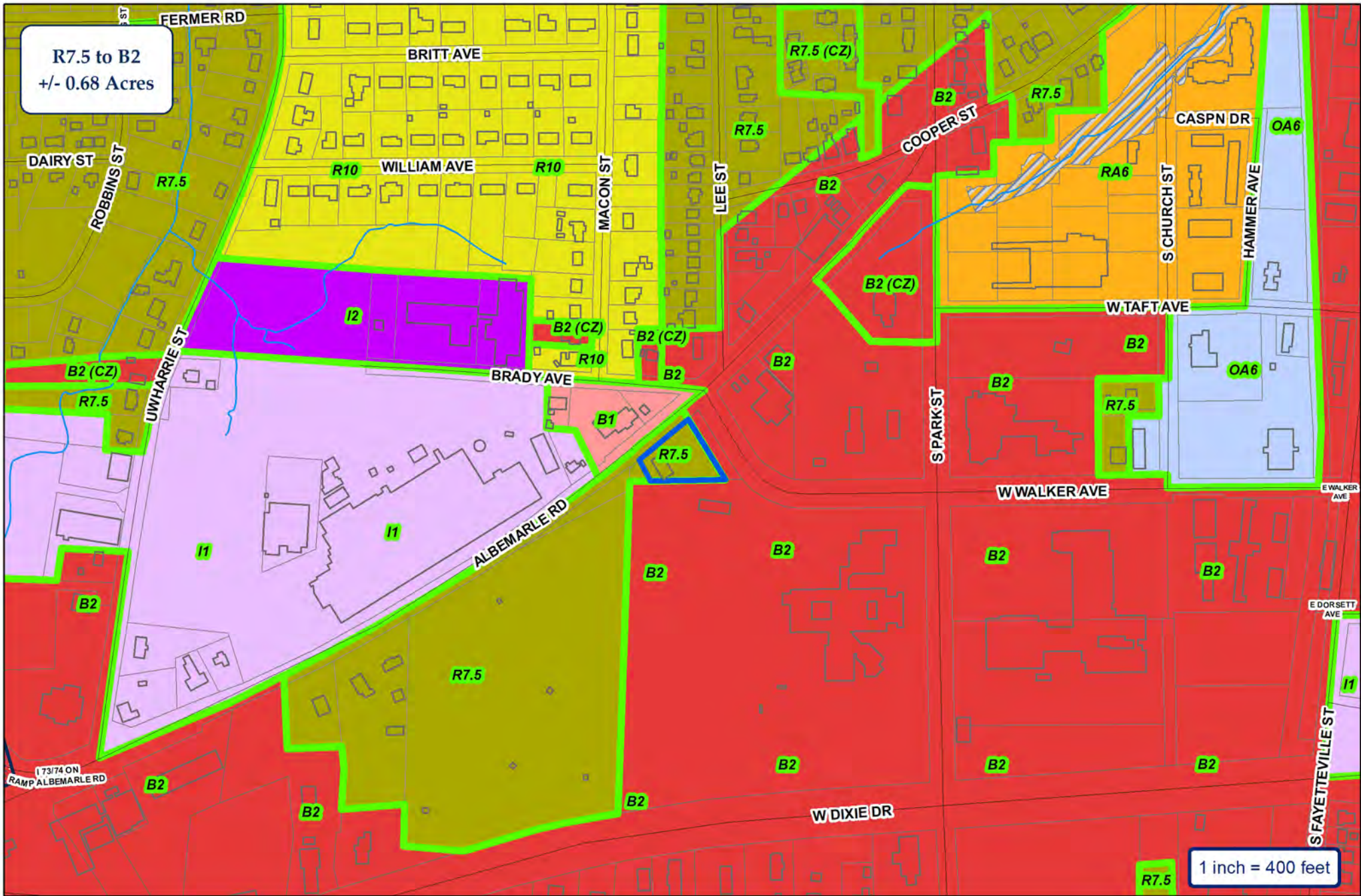
2. Site Information	
Location	619 Albemarle Rd
PIN	7750575394
Size	0.68 Acres +/- of 0.92 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Place of Assembly - Noncommercial
Overlay Districts	Tier 3: Center City Planning Area
Infrastructure	City utilities available
Transportation	
Street Classification:	Albemarle Rd. and W. Walker Ave. are minor thoroughfares
Maintenance:	Albemarle Rd. is state maintained; Abutting portion of W. Walker Ave is city maintained
Other Notes:	Albemarle Rd.: 2012 capacity: 10,200; 2023 Annual Average Daily Traffic: 6,400
Surrounding Land Use	
North:	Commercial
South:	Commercial/Middle School
East:	Commercial
West:	Oaklawn Cemetery

3. Staff Analysis
1) B2 General Commercial District Statement of Intent: The B2 General Commercial District is intended to serve the convenience goods, shoppers' goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets. 2) The property is located within Tier 3 (Commercial and Employment Center) within the Center City Planning Area. This overlay zoning designation is unaffected by this request. Among other provisions, Tier 3 regulates density based on the amount of built-upon area (55% maximum) and with a maximum building height of 35' instead of through Floor Area Ratios. 3) Tax Department records indicate the existing structure was built in 1953.

- 4) A portion of the parcel is already zoned B2.
- 5) This is a general district request with no specific use or site plan required; however, B2 and Tier 3 standards will have to be met for any future development

4. Land Development Plan Consistency and Reasonableness	
Proposed Land Use Map	Town Activity Center
Growth Strategy Map	Primary Growth
Small Area Map	Central
LDP Goals/Policies Supporting Request	
• Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map. • Checklist Item 3. The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. • Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map. • Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.	
LDP Goals/Policies Not Supporting Request	
• None	
Staff Proposed Plan Consistency Statement	
The Land Development Plan map designates this entire property as part of the Town Activity Center, which intends to create a mixture of commercial, office and institutional, entertainment, open space, and residential uses & housing types. The Central Small Area plan further states that one of its goals is to accommodate existing, and some future, commercial development along minor thoroughfares.	
Staff Proposed Reasonableness Statement	
The zoning map amendment is reasonable given the property is surrounded by a mixture of commercial, institutional, and even industrial uses, the flexibility provided to the property owner for future investment and expansion, a portion of the property is already zoned B2, the request placing the property under one zoning district, and the non-residential history of the property.	

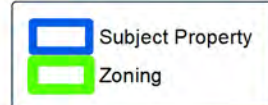
5. Staff Recommendation and Planning Board Action Items	
Staff Recommendation	Recommend approval
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) Recommend approval or denial of zoning map amendment RZ-25-11; rezone from B2/R7.5 to B2 General Commercial

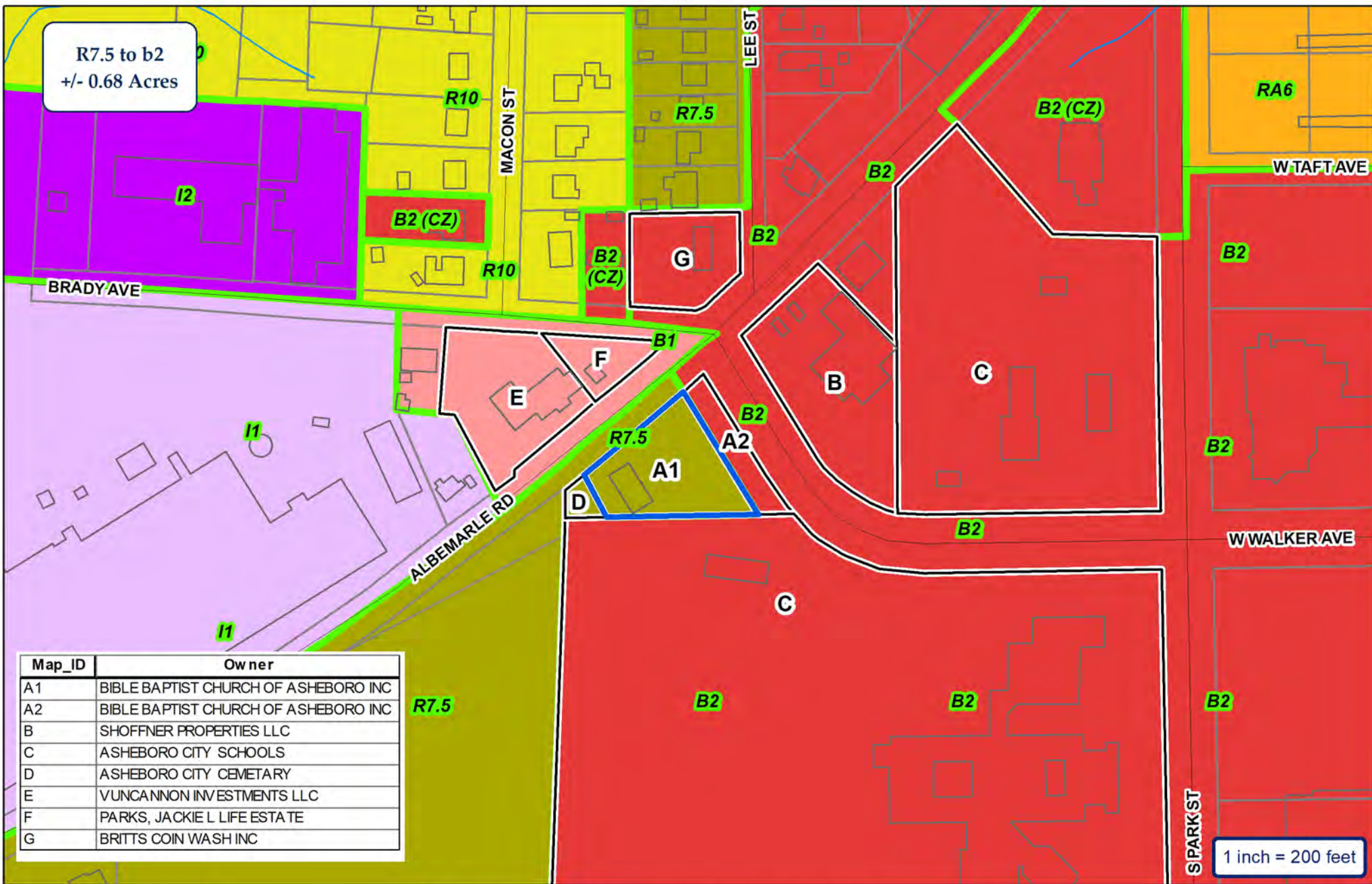


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-11

Parcels: 7750575394





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-11

Parcels: 7750575394

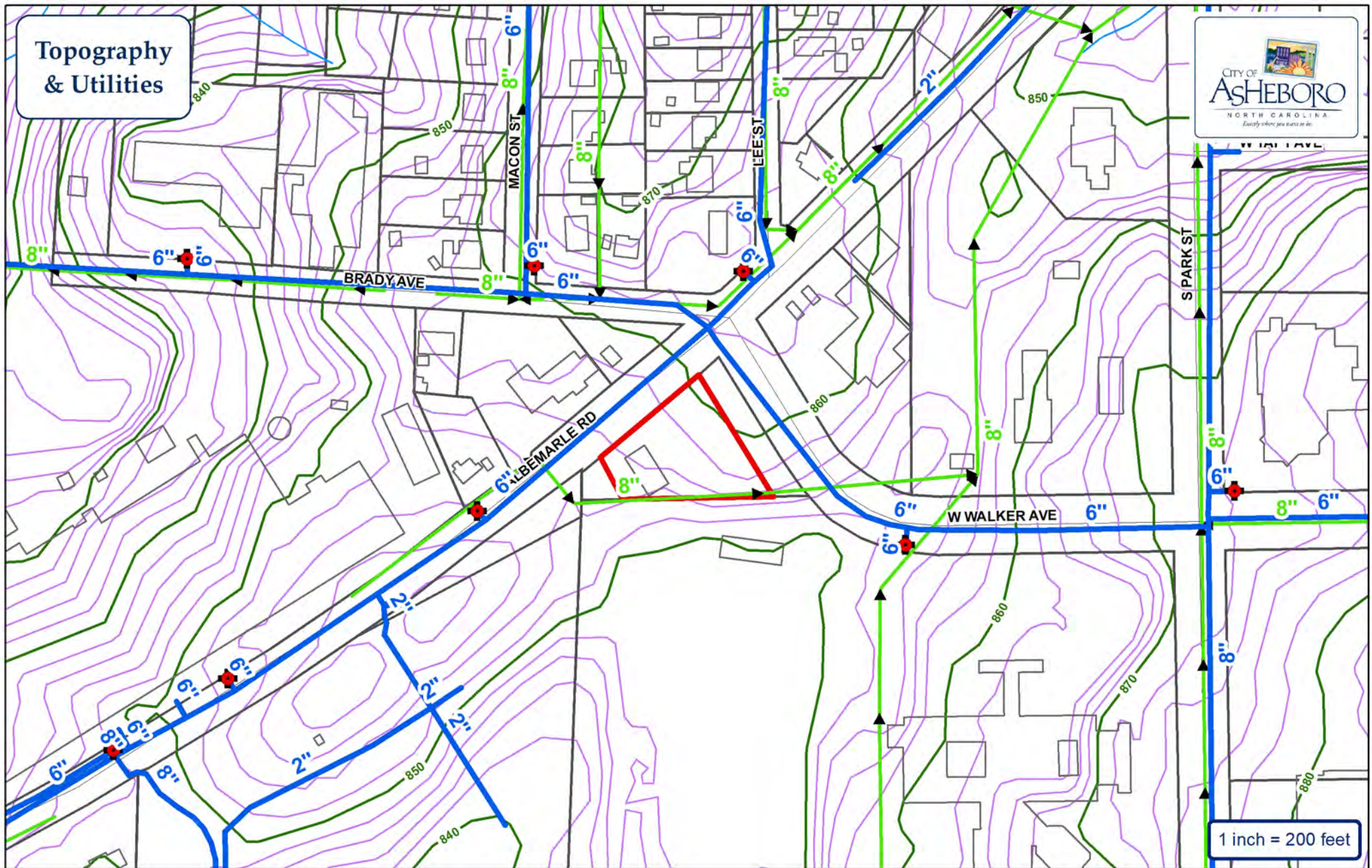


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



- Water Main
- Sewer Main
- Force Main
- Fire Hydrant
- PS Pump Station
- Watershed

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-11

Parcels: 7750575394

Subject Property

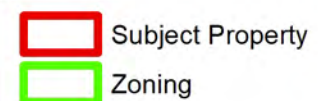




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-11

Parcels: 7750575394



APPLICANT INFORMATION

Applicant THOMAS COCHRAN
Applicant's Phone # (336) 267-1784
Applicant's Address 1610 GODHER WOODS RD.
ASHEBORO, N.C. 27205
Applicant Email Address TCOCHRAN1611@GMAIL.COM

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name BIBLE BAPTIST CHURCH OF ASHEBORO
Location of Property 619 ALBEMARLE RD, ASHEBORO, N.C.
Property Size (ac. or s.f.) 0.92
Randolph County Property Identification Number (PIN#) 7750575394
Current Zoning District B2/R7.5
Requested Zoning District B2
Date Property Title Acquired AUGUST 6, 2015
Deed Book 002454 Page 00246
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?

PLAN ENVISIONS THIS AREA TO BE A COMMERCIAL
ACTIVITIES CENTER.

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.

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 the public health, safety, and general welfare?

THERE IS INVESTMENT IN BOTH INDUSTRIAL, COMMERCIAL
AND INFRASTRUCTURE

Does not apply ☐

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

ALLOWS US TO ~~INVEST~~ INVEST IN OUR PROPERTY FOR
PURPOSES OF EXPANDING THE MINISTRY.

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

Thomas Cochran

Owner Signature (if different than Applicant)

Printed Name of Authorized Signatory (if
different from Applicant)

Position/Relationship of Authorized
Signatory to Applicant

Owner Address

619 ALDEMARLE RD,
ASHEBORO, N.C. 27203

Telephone Number

(336) 267-1784

Printed Name of Authorized Signatory (if
different from Owner)

THOMAS COCHRAN

Position/Relationship of Authorized
Signatory to Owner

PRESIDENT/PASTOR

STAFF USE

Received by: JTL Date: 4-11-25 Case Number: 25-11

Randolph County, NC



REID	40643	OWNER ADDRESS2	
PIN	7750575394	OWNER CITY	ASHEBORO
TAXED ACREAGE	0.92	OWNER STATE	NC
PROPERTY DESCRIPTION	ALBEMARLE RD;WALKER AVE	OWNER ZIP	27203
DEED BOOK & PAGE	002454/00246	LOCATION ADDRESS	619 ALBEMARLE RD
PLAT BOOK & PAGE		LOCATION ZIP	ASHEBORO,27203
OWNER	BIBLE BAPTIST CHURCH OF ASHEBORO INC	DATA REFRESHED	4/6/2025
OWNER ADDRESS	619 ALBEMARLE RD		



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 50 feet
4/9/2025

BK 2454 PG 246 (3)

This document presented and filed:

08/10/2015 03:33:24 PM

DEED

Fee \$26.00 Excise Tax: \$300.00



20007475

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

pm

✓ Prepared by: Ivey & Eggleston, Attorneys, Asheboro, NC 27203

Rev. Stamps: \$300.00

PIN: 7750575394

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this 6th day of August, 2015, by and between the following Grantors and Grantee:

**GRANTORS: HAROLD LANE PARKER and wife,
SHERRIE L. PARKER
1806 Moore Road
Asheboro, NC 27205**

**GRANTEES: BIBLE BAPTIST CHURCH OF ASHEBORO, INC.
PO Box 3428
Asheboro, NC 27204**

This designation Grantors and Grantees as used herein shall include said parties, their heirs, successors, and assigns, and shall signify either singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in Asheboro Township, Randolph County, North Carolina, which is more particularly described as follows:

See Attachment A – Description attached hereto and incorporated by reference.

For back reference see Deed recorded in Book 1446, Page 181, Randolph County Registry.

This tract does not include the primary residence of the Grantors.

In connection with the preparation of this instrument, Ivey & Eggleston has not examined any public records as they may pertain to the above-described premises, and does not certify title.

And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the aforesaid interest in that lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

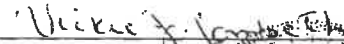
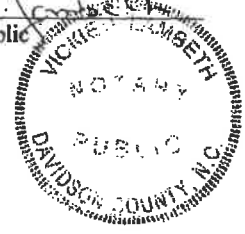
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

 (SEAL)
Harold Lane Parker
 (SEAL)
Sherrie L. Parker

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, Vickie S. Lambeth, a Notary Public of said county and state aforesaid, do hereby certify that **HAROLD LANE PARKER and wife, SHERRIE L. PARKER**, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing document for the purposes therein expressed. WITNESS my hand and notarial seal, this the 9th day of August, 2015.

My Commission expires: 8-29-2019


Notary Public


ATTACHMENT A

Description for Bible Baptist Church of Asheboro, Inc.

Asheboro Township, Randolph County, North Carolina:

BEGINNING at an iron pipe at the intersection of the Southeastern right of way of Albemarle Road with the Southwestern right of way of West Walker Avenue; thence from said beginning point and along the Southwest right of way of West Walker Avenue two calls: South 30 degrees 6 minutes 19 seconds East 208.25 feet to a new iron pipe; and a curve bearing South 32 degrees 24 minutes 28 seconds East a chord of 52.55 and an arc of 52.63 on a Radius of 262.24 feet to an existing iron pipe; thence along the Northern line of Asheboro City School North 88 degrees 2 minutes West 292.21 feet to an iron pipe; thence with the City of Asheboro North 27 degrees 50 minutes 49 seconds West 71.36 feet to an iron pipe in the Southeastern right of way of Albemarle Road; thence along the Southeastern right of way of Albemarle Road two calls: North 52 degrees 51 minutes 59 seconds East 147.06 feet to an iron pipe and North 50 degrees 19 minutes 50 seconds East 98.10 feet to the point and place of beginning, containing .921 acres, more or less and being according to a plat by Phil Henley, R.L.S. dated August 18, 1989 and entitled "Survey for Revivals for Jesus Evangelistic Association."



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



To: Asheboro City Council

From: Michael O'Kelley, Planning Board Chairman

Date: May 5, 2025

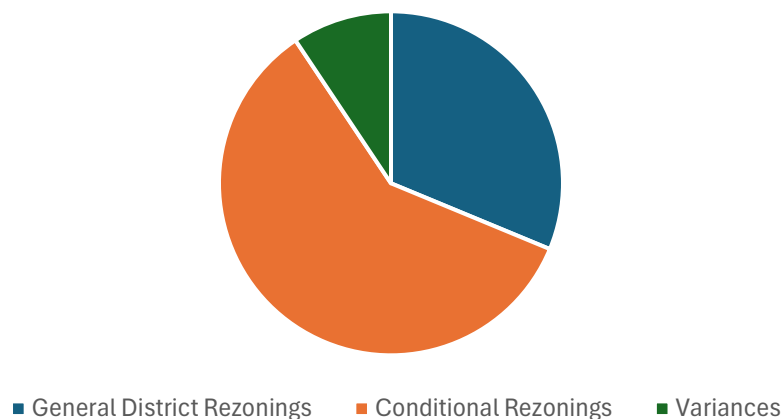
RE: Annual Report- Asheboro Planning Board

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 members, five of whom reside in the corporate limits and two who reside within the city's extraterritorial planning jurisdiction. A current Board roster is attached to this memo for your reference.

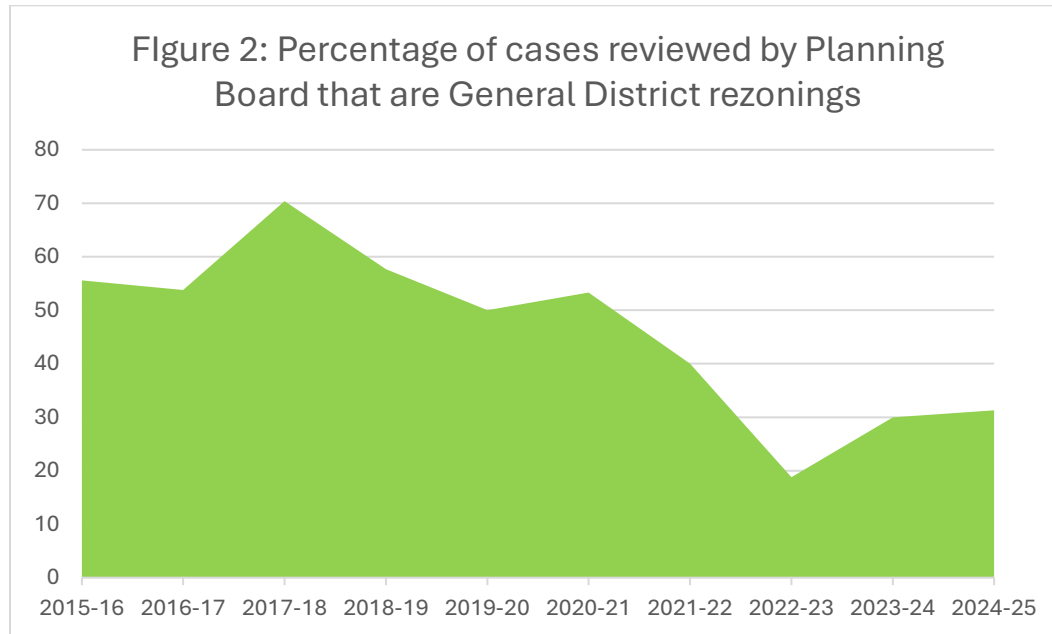
Summary of Activities

Through May 5, 2024 (not including continued and withdrawn cases), the Planning Board has reviewed 32 cases. As shown in Figure 1 below, these 32 cases consisted of 19 conditional rezoning requests, 10 general district rezoning requests, and three (3) Board of Adjustment variance requests.

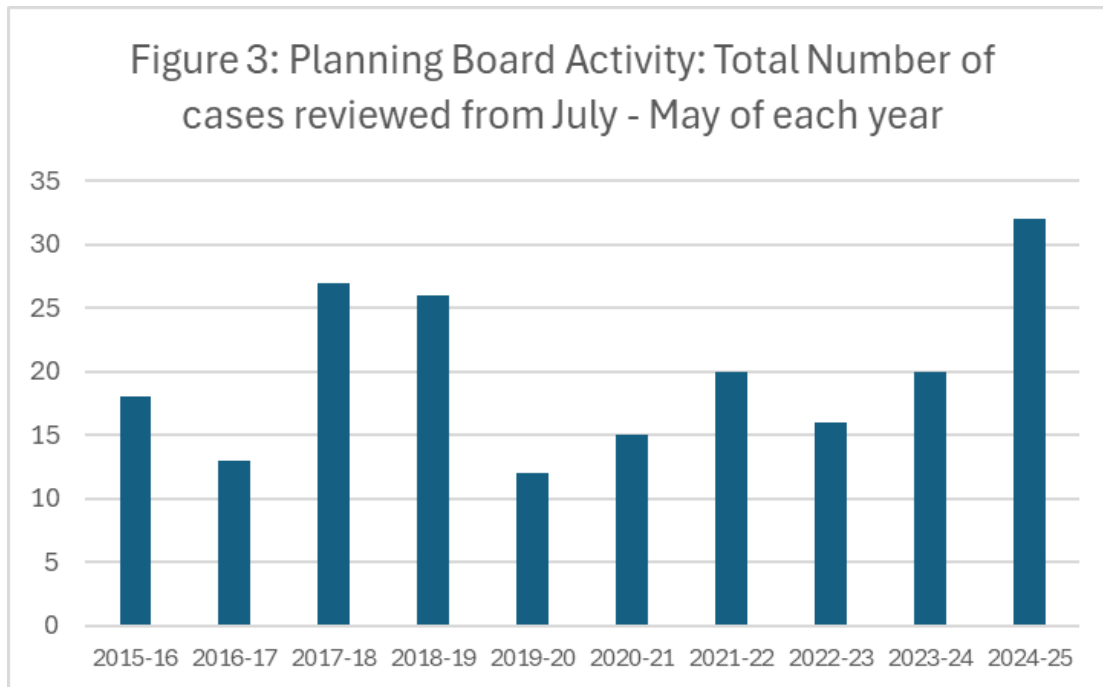
Figure 1: 2024-2025 Cases Reviewed by Planning Board by Type



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).



While the Planning Board no longer reviews major subdivision reviews, which are now reviewed by staff, the overall number of cases that the Planning Board reviews have been trending upward over the last decade, as shown on Figure 3 below. Fiscal Year 2024-25 also had the highest number of cases reviewed compared to any other similar period over the last decade.



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 23-24. The same amount is being requested for FY 25-26. 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>
Van Rich / City	2-3-86/1-1-26
Taylor Trogdon, Jr. / City	1-1-25/1-1-30
Greg Patton / City	4-10-25/1-1-27
Jake Wilburn / ETJ	12-2-24/2-1-28
Pamela Vuncannon, Vice Chair	8-9-18/1-1-29
Mike O'Kelley, Chair / City	2-8-18 / 1-1-28
Thomas Rush / ETJ	2-3-14 /2-1-29