



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, January 5, 2026
6:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from December 1, 2025
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved
- IV. New Business
 - (a) RZ-26-01: Request to rezone property located at 312 West Ward Street (Randolph County Parcel Identification Number 7751744501), from B2 (CZ) General Commercial Conditional Zoning to OA6 Office-Apartment
 - (b) 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. *A continuance is being requested on this item until the February 2, 2026, Planning Board meeting.*
- V. Items not on the agenda
- VI. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, DECEMBER 1, 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	)

Justin Luck, Planning 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 NOVEMBER 3, 2025

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

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

Mr. Luck noted that two cases had gone before the City Council at the November 6th regular meeting. In addition, one major subdivision has been approved by staff since the November 3rd Planning Board meeting.

NEW BUSINESS

**A. DISCUSSION ON ITEMS RELATED TO SIGNS, POTENTIAL FUTURE
TEXT AMENDMENTS, AND LEGISLATIVE UPDATES**

Mr. Luck presented the State legislative updates of 2025. He noted that the State has done away with waiting periods for re-filing applications that have been reviewed and sent back to the applicant for revision. He noted that the City Zoning Ordinance would need to be updated to reflect this legislative update. Mr. Luck mentioned that another large change to State legislation concerns the regulation of non-conforming signs; non-conforming signs that have been removed can now be replaced with a like sign as long as the replacement sign is in compliance with the regulations that were standing at the time of the placement of the original sign. Mr. Luck mentioned that the State has decreed that City pavement regulations cannot be more restrictive than DOT regulations. In addition, the State has determined that split zoning now allows a property owner to develop a split-

zoned property under the regulations of the zoning of the larger portion of the property. Mr. Luck went on to confirm that down-zoning regulations did not change at the State level. Mr. Luck mentioned that a couple of recent Supreme Court rulings addressed ambiguity in municipal ordinances and the importance of having clear regulations, as courts must favor the free use of property. Mr. Luck stated that there are a few things that in the city Zoning Ordinance that could be amended to be made clearer, including: front-yard averaging; development on parcels that do not have road frontage; limited duration events could be added to I3 zoning; and regulations regarding the sizes of signs where more than one sign is allowed on a parcel.

Mr. Luck opened the floor for the Board to discuss any topic that they may want to see addressed as a text amendment to the Zoning Ordinance. Mr. Wilburn asked what the zoning for the Ag Center is and mentioned that the County Fair may want to set up at that location. Mr. Luck said that the zoning for the Ag Center is B2 and that the County Fair could be permitted as a limited duration event. Mr. O'Kelley asked if impending transportation issues for new residential developments could be more heavily scrutinized by the city, and if the city can implement more regulations for roads and parking for new developments. Mr. Luck stated that the Subdivision Ordinance does address transportation regulations for traffic within developments, but these regulations do not affect DOT-owned roads outside of developments. Mr. Luck said that traffic impact assessments can be requested for new residential developments and that neighborhood meetings are encouraged and are sometimes held to address traffic concerns with neighboring property owners. Mr. Sugg reiterated that the City cannot supersede DOT rules for DOT-maintained roads.

B. ADOPTION OF 2026 MEETING DATES

Mr. Luck presented the list of possible meeting dates for the year 2026. Mr. O'Kelley asked the Board if there was a motion to adopt the meeting dates as presented. Ms. Vuncannon motioned to adopt the 2026 meeting dates as presented. Mr. Rich seconded the motion, and the motion carried unanimously. Mr. Luck noted that the new dates would be finalized at the Thursday, December 4th City Council meeting.

ITEMS NOT ON THE AGENDA

Mr. Luck mentioned the re-appointment of Van Rich to the Planning Board for a new five-year term. Additionally, the PNC Bank hotel project at Scarborough Street has obtained a Certificate of Appropriateness from the County for development. The developer for the hotel project is working to obtain historic preservation grants for work to possibly begin in Spring 2026. Mr. Luck stated that the North Asheboro Greenway has received another grant which will allow the employment of a firm to design the project. The firm's contract will be finalized by the City Council. The potential greenway is planned to run from North Asheboro Park south to Vision Drive. Mr. Luck mentioned that Mr. Trevor Nuttall will give an update to the Council on the Trade Street project and The Wooten Company's progress. Mr. Nuttall will also update the City Council on the Center City Garden and the funding that has been obtained for the project. Mr. Luck added that Mr. John Evans is working on the Comprehensive Transportation Plan for the city. This plan will include all of Randolph County except for Trinity and will be adopted in late 2026.

ADJOURNMENT

Mr. O'Kelley adjourned the meeting.

Jamie Wilkins, Planning Board Secretary

Michael O'Kelley, Planning Board Chair



RZ-26-01

Request to rezone property located at 312 West Ward Street
from B2 (CZ) General Commercial Conditional Zoning to OA6
Office-Apartment

1. Request	
Applicant: Compleat Kidz; c/o Kathryn Thomas	Property Owner: Shepherd's Way Properties, LLC
Zoning Existing: B2 (CZ) Proposed: OA6 Office-Apartment History: Council approved a rezoning from OA6 (Office-Apartment) and RA6 (High-Density Residential) to B2 (CZ) General Commercial Conditional Zoning in 2017 (RZ-17-04) for a Large Child Care Center	
Required Notice Mailed Notice by Applicant: December 19, 2025.	

2. Site Information	
Location	312 West Ward Street
PIN	7762740259
Size	0.95 acres +/-
Jurisdiction	City limits
Current Land Use	Vacant Large Child Care Center
Overlay Districts	Center City Planning Area, Tier 3 (See (5) of Analysis)
Infrastructure	City water and sewer are located in front of the property.
Transportation	
Street Classification:	West Ward Street and North Church Street are local streets
Maintenance:	Both streets are city-maintained.
Other Notes:	Both streets serve both residential and non-residential uses.
Surrounding Land Use	
North:	Office
South:	Commercial
East:	Commercial and Industrial/Railroad
West:	Multi-family residential

3. Staff Analysis
1. The requested OA6 district 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. 2. The existing B2 (CZ) district is described as, "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." 3. The OA6 Office-Apartment district is described as "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."

4. The OA6 district allows residential uses (single-, two-, and multi-family), institutional uses (such as places of worship), and some lighter commercial uses (medical/professional offices, and service uses such as hair salons). Heavier commercial uses (such as eating establishments, motor vehicle repair/sales/rental, and retail businesses) are not permitted.
5. The property is within the Center City Planning Area, Tier 3 (Commercial and Employment Center). Certain supplemental development standards, including but not limited to permissible off-street parking locations and impervious coverage, apply in Tier 3.

4. Land Development Plan Consistency and Reasonableness

Proposed Land Use Map	City Activity Center
Growth Strategy Map	Primary Growth Area
Small Area Map	Central
LDP Goals/Policies Supporting Request	
• <u>Checklist Item 1</u>: Rezoning is compliant with Land Development Plan. • <u>Checklist Item 5</u>: The proposed rezoning is compliant with the objectives of the Growth Strategy Map. • <u>Checklist Items 12-14</u>: 12.) Property is located outside of watershed. 13.) The property is located within Special Hazard Flood Area. 14.) Rezoning is located on steep slopes of greater than 20%. • <u>2.1.5</u>: The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.	
LDP Goals/Policies Not Supporting Request	
• N/A	

Staff Proposed Plan Consistency and Reasonableness Statement

The Land Development Plan map designates this property as part of the City Activity Center, which encourages a mix of compatible land uses, including office & institutional and residential uses, supporting the request. The property's location in the Primary Growth area also supports the request.

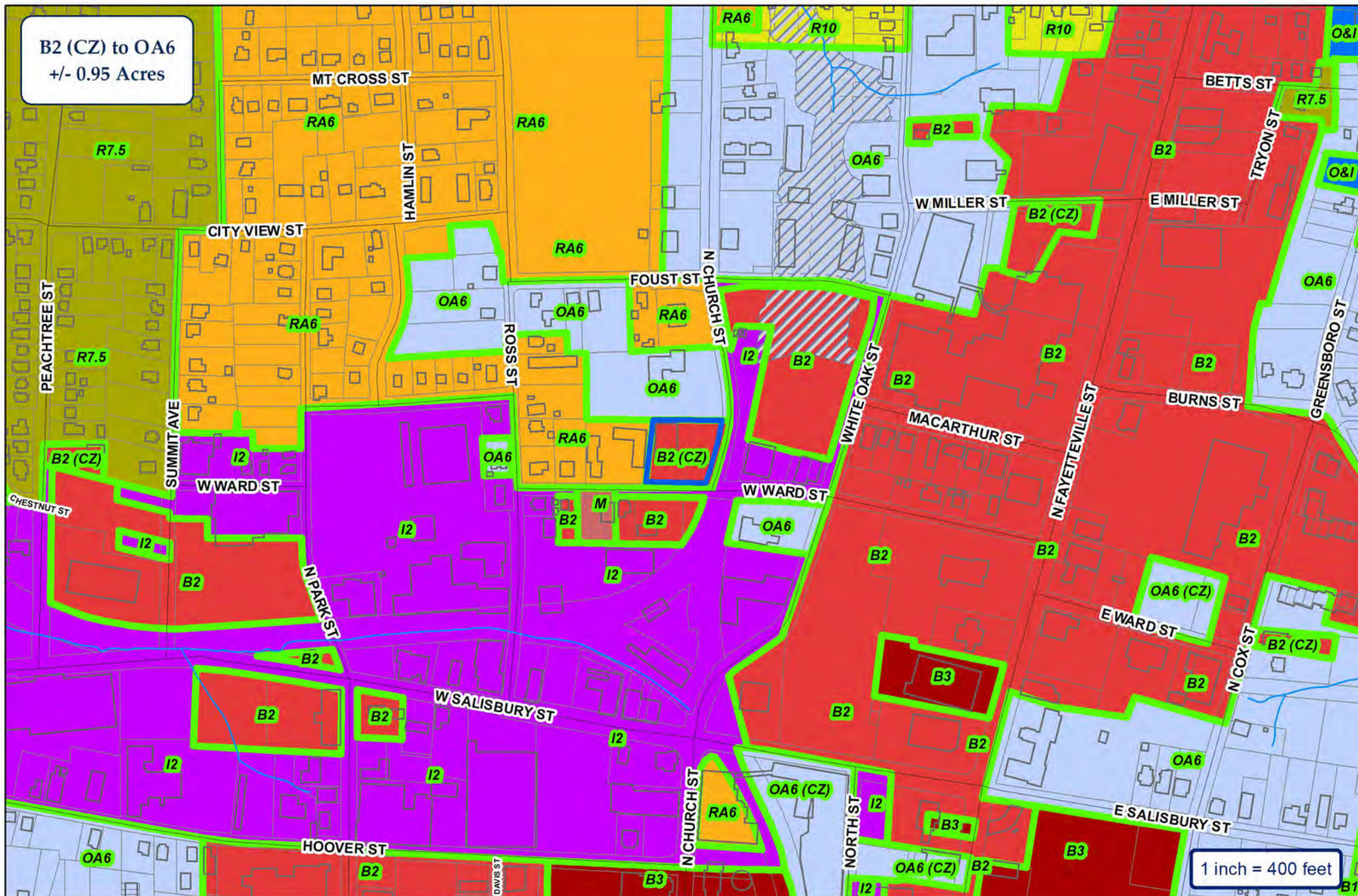
The zoning map amendment is reasonable given the size and physical conditions of the property of which the majority was previously zoned OA6, the benefit to the public through continued investment into the property, the benefit to the property owner by continued use of the existing site and buildings with additional flexibility given to the potential land uses, the amount of commercial/industrial uses in the immediate area, and the protections offered to adjoining property owners by having a

non-residential district designed to be an appropriate transition between residential and industrial/commercial properties with permissible non-residential uses limited to those compatible with nearby residential properties.

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-26-01: request to rezone to OA6 Office-Apartment

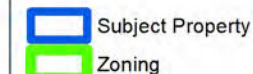
B2 (CZ) to OA6
+/- 0.95 Acres

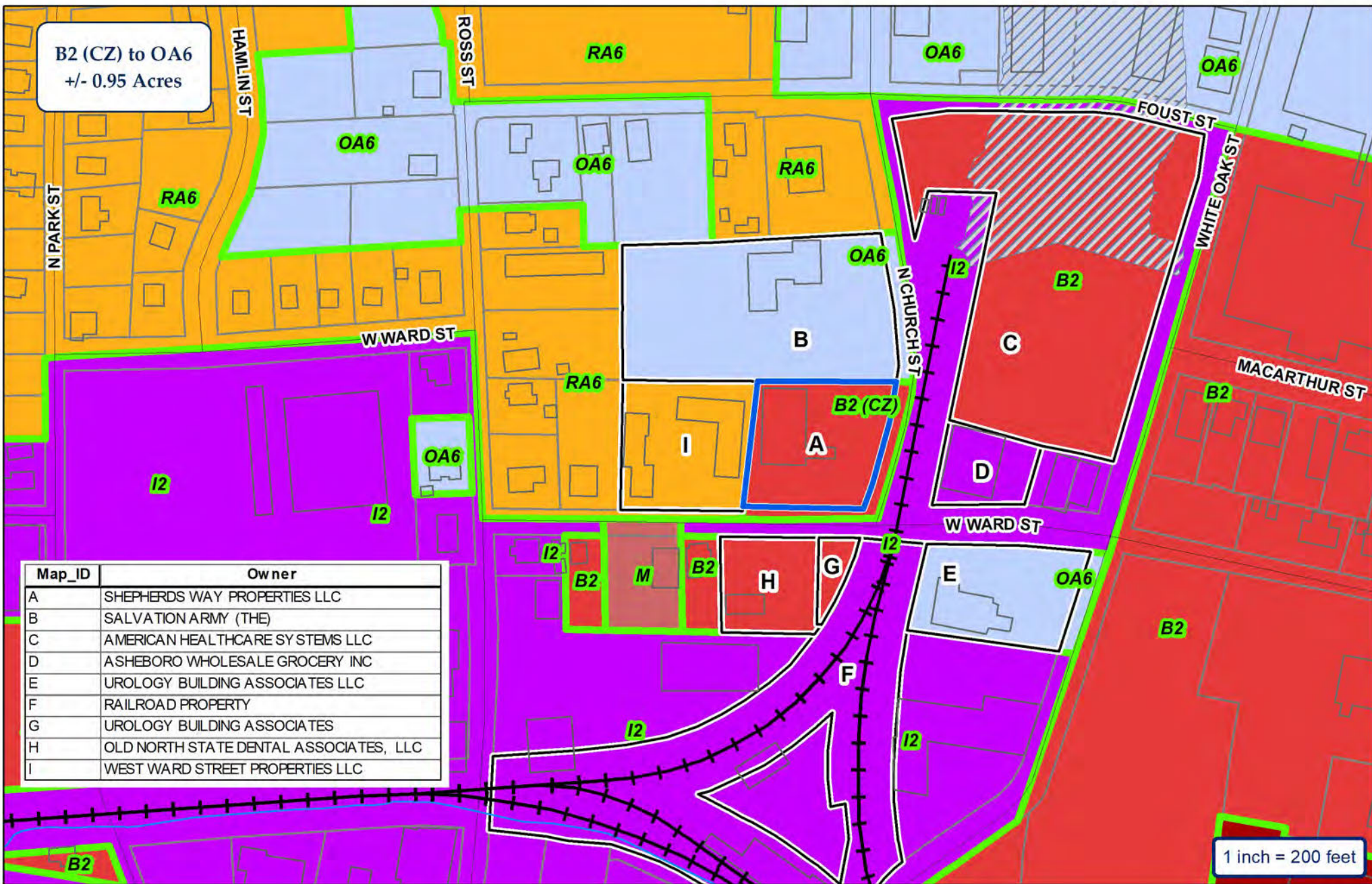


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-01

Parcels: 7751744501





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-01

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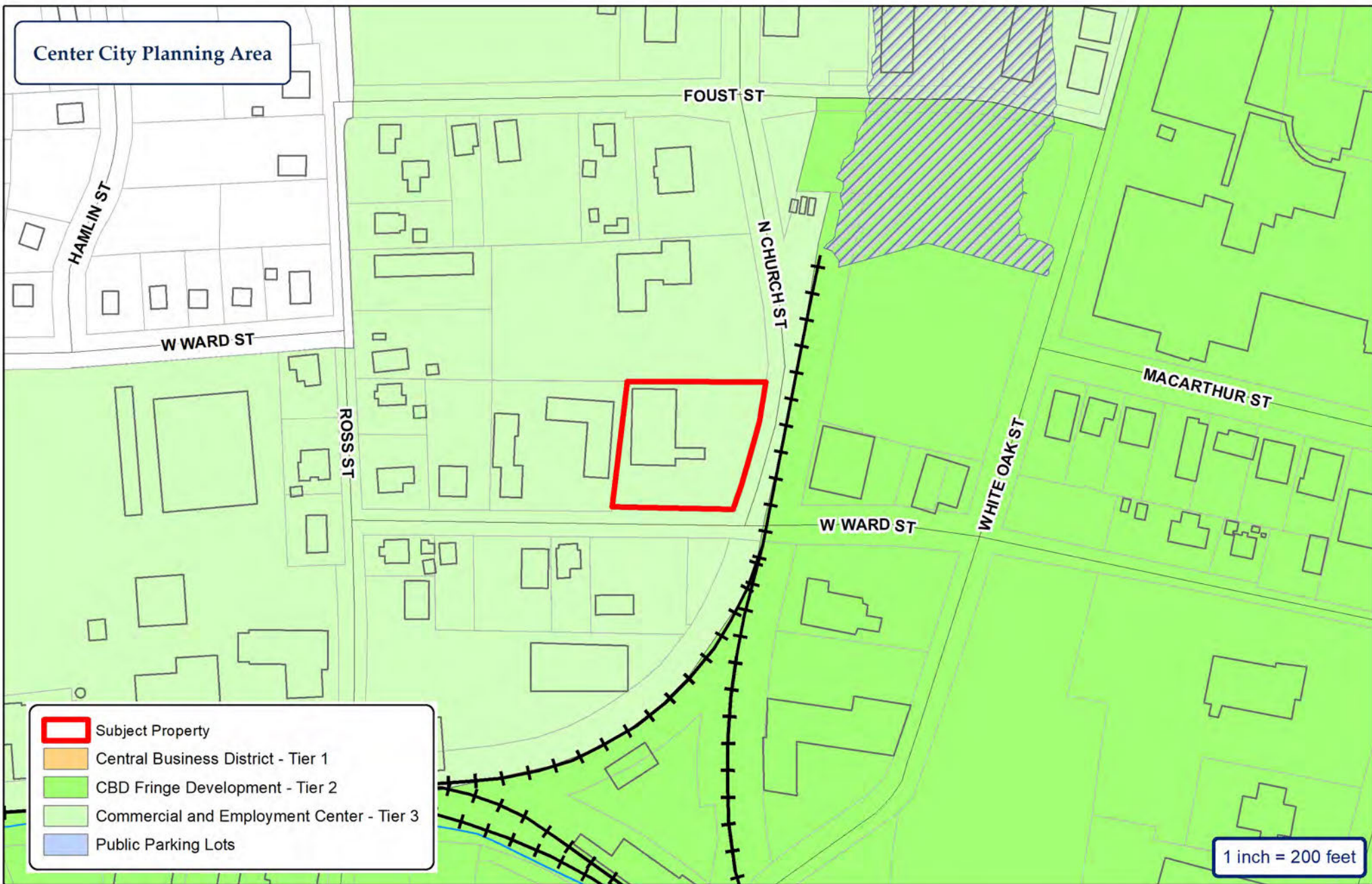


ETJ

Floodplain - 100 Year

- Subject Property
- Adjoining Properties
- City Zoning





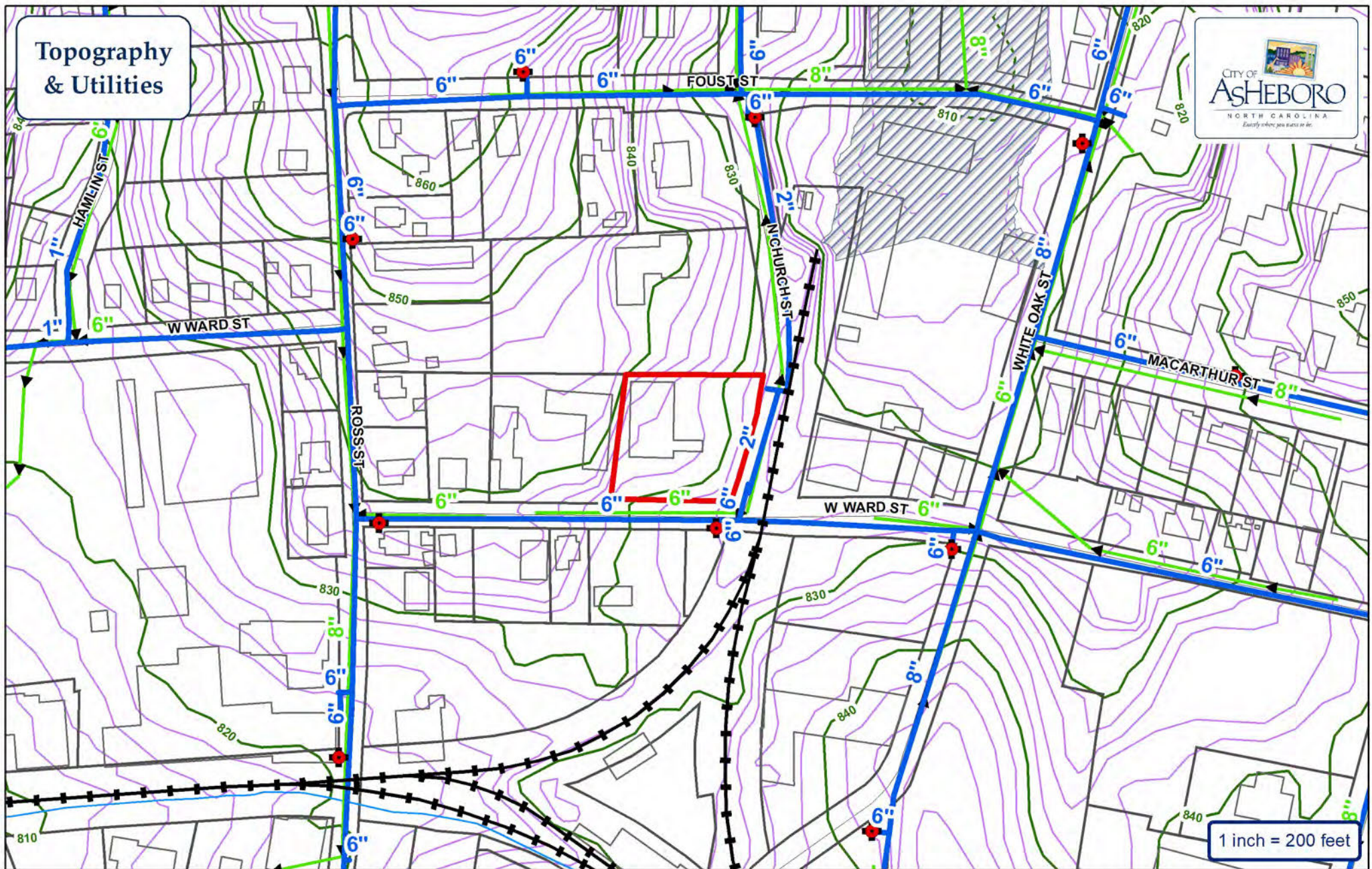
City of Asheboro Planning & Zoning Department

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Parcels: 7751744501



Topography & Utilities



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

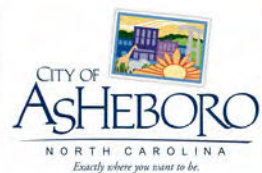
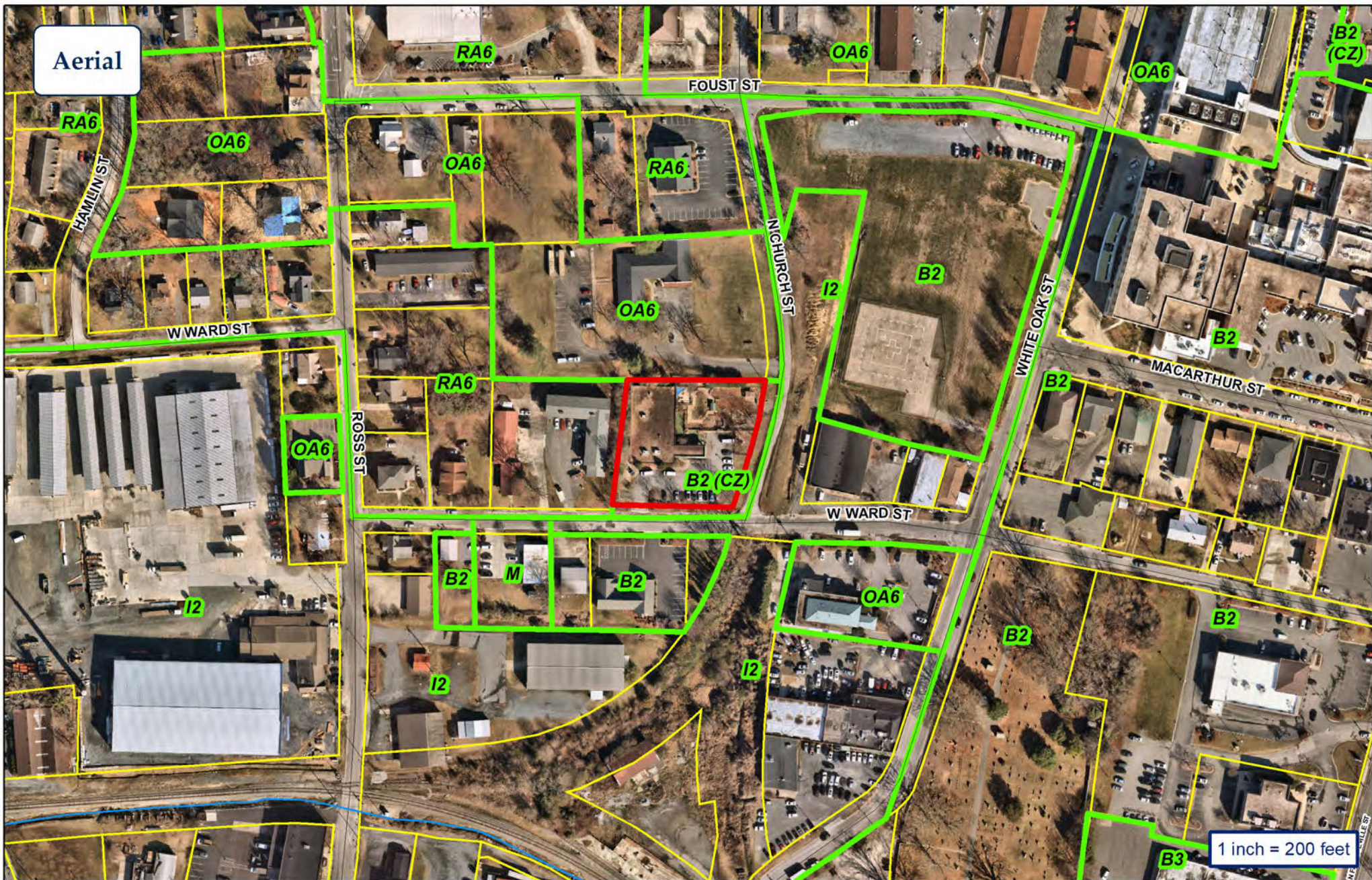
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Parcels: 7751744501

 Subject Property

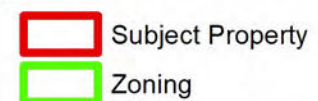




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-01

Parcels: 7751744501



APPLICANT INFORMATION

Applicant Compleat KidZ
Applicant's Phone # 704-915-6193
Applicant's Address 2675 Court Drive, Gastonia NC 28054

Applicant Email Address [REDACTED]

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Kare Partners, LLC
Location of Property 312 W Ward St, Asheboro NC 27203
Property Size (ac. or s.f.) 0.951 acres
Randolph County Property Identification Number (PIN#) 7751-74-4501
Current Zoning District CUP
Requested Zoning District OA6
Date Property Title Acquired 07/18/2017
Deed Book 002555 Page 00633
Subdivision n/a Section n/a Lot # n/a
Plat Book n/a Page n/a

ORDINANCE AMENDMENT INFORMATION

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

The proposed amendment will carry out the intent of the Land Development Plan as it will
revert the classification back to it's initial use as OA6. which is the surrounding properties' zoning

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?

Does not apply ☒

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

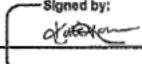
Kare Partners (Complex Kidz) operates outpatient, appoint-based therapeutic offices. Services are delivered one-on-one by licensed clinicians and supervised technicians in scheduled sessions; we do not provide custodial care, drop-in supervision, or classroom instruction. Our clinics function like therapy offices (speech, occupational, physical therapy, ABA) and not as child care centers or schools.

Staff Note: This is a general district rezoning. Therefore, a specific use or site plan is not considered with this request.

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

Signed by: 
5FE0B3C98D384B7...

Printed Name of Authorized Signatory (if different from Applicant)

Kathryn Thomas

Position/Relationship of Authorized Signatory to Applicant

Real Estate Acquisitions Manager

Owner Signature (if different than Applicant)

Signed by: 
D5A43F00FDE84E4...

Owner Address

312 W Ward St.

Asheboro, NC 27203

Telephone Number

336-225-0170

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: John Evans **Date:** 12-8-25 paid
12-10-25 updated **Case Number:** RZ-26-10

This aerial map displays a residential neighborhood in Raleigh, North Carolina, with various property boundaries and lot numbers. The map is oriented with North at the top. Key features include:

- Streets:** W WARD ST (horizontal, dashed line) and N CHURCH ST (vertical, dashed line).
- Red-outlined Parcel:** A central parcel labeled 7751744501, containing lot 312.
- Green-outlined Parcel:** A parcel to the right of the red-outlined parcel, labeled 7751743465, containing lot 228.
- Other Labeled Parcels:**
 - Top left: 7751743712, lot 345.
 - Left side: 7751742578, lot 342, and 7751742316.
 - Bottom left: 7751743306, 7751744327, 7751744331, and 7751742003.
 - Bottom right: 7751747387, lot 100, 200, and 223.
- Lot Numbers:** Various lot numbers are scattered throughout the map, including 345, 312, 228, 342, 332, 337, 333, 325, 100, 200, and 223.
- Other Labels:** Letters A through J are used to label specific areas within the parcels, and the text "Raleigh County, NC" is visible in the bottom right corner.

REID	43983	OWNER ADDRESS2	
PIN	7751744501	OWNER CITY	ASHEBORO
TAXED ACREAGE	0.95	OWNER STATE	NC
PROPERTY DESCRIPTION	CHURCH ST;WARD ST	OWNER ZIP	27203
DEED BOOK & PAGE	002555/00633	LOCATION ADDRESS	312 W WARD ST
PLAT BOOK & PAGE		LOCATION ZIP	ASHEBORO,27203
OWNER	SHEPHERDS WAY PROPERTIES LLC	DATA REFRESHED	11/30/2025
OWNER ADDRESS	312 W WARD ST		



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 = 100 feet
12/5/2025

07/18/2017 12:54:05 PM

DEED

Fee \$26.00 Excise Tax: \$1,500.00



20044996

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

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to: ✓ P/U Ben C. Morgan

Prepared by: Law Office of Ben C. Morgan, 150A Scarboro St., Asheboro, NC 27203

Revenue Stamps: \$1,500.00

THIS DEED is made this 18th day of July, 2017, by and between the following Grantor and Grantee:

Grantor: ALLEN GRAY PARTNERSHIP, LLC
a/k/a ALLEN GRAY PARTNERSHIP
(a North Carolina Limited Liability Company)
3705-A W. Market Street
Greensboro, NC 27403

Grantee: SHEPHERD'S WAY PROPERTIES, LLC
(a North Carolina Limited Liability Company)
312 W. Ward Street
Asheboro, NC 27203

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

BEGINNING at an existing iron pin in the western margin of the 100 foot right of way of the Carolina Northwestern Railroad, said pin being located

North 26 degrees 20 minutes 40 seconds West 28.85 feet from a PK nail in the centerline of the intersection of Church Street and Ward Street; running thence along the western margin of said railroad right of way North 10 degrees 32 minutes 20 seconds East 98.92 feet to an existing iron pin and continuing along the western margin of the railroad right of way along the same course 100.61 feet to an existing iron pin; running thence North 89 degrees 30 minutes 11 seconds West 161.92 feet to an existing iron pin; running thence South 86 degrees 39 minutes 22 seconds West 56.12 feet to an existing iron pin; running thence South 04 degrees 34 minutes 34 seconds West 197.63 feet to an existing iron pin; running thence North 89 degrees 56 minutes 00 seconds East 54.06 feet to an existing iron pin; running thence North 89 degrees 01 minutes 50 seconds East 144.26 feet to the point and place of BEGINNING; containing 0.951 acres, more or less, all in accordance with a survey by Davis-Martin-Powell & Associates., Inc. dated 10/21/96 (Job No. S 38307).

For title reference see Deed recorded in Book 1753, Page 1468, Randolph County Registry.

The property that is the subject matter of this conveyance is "not" the primary residence of the Grantor.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, limitations, restrictions and uses of record.

[the remainder of this page intentionally has been left blank]

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Allen Gray Partnership, LLC

By: *Cranford A. Jones*
Name: Cranford A. Jones
Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, **Sharon A. Grose**, a Notary Public of Randolph County, State of North Carolina, certify that **Cranford A. Jones**, personally appeared before me this day and acknowledged that he is **Manager** of **Allen Gray Partnership, LLC**, a North Carolina Limited Liability Company, and that he as **Manager**, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official stamp or seal, this 18th day of July 2017.

My commission expires: May 5, 2018

Sharon A. Grose
Notary Public





December 12, 2025

Re: Annexation and Re-Zoning of Randolph County Parcel 7659-30-4064

City of Asheboro
Attn: Trevor Nuttall, Asst City Manager
146 N Church St.
Asheboro, North Carolina 27203

Mr. Nuttall:

Please find attached the Annexation Petition for the above-mentioned parcel, also known as 4400 & 4402 US Hwy 220 Bus S., in Asheboro, North Carolina. In addition to our Annexation request, we would like to request from the City of Asheboro to have this Property re-zoned to your General I2 classification.

Sincerely,

Frank Edmondson IV, President
Schwarz Properties
1947 N Fayetteville Street
PO Box 1104
Asheboro, NC 27203-1104
Office (336)625-6076
Mobile (336)465-1600
Email – fedmondson@schwarzproperties.net
www.schwarzproperties.net

