

ASHEBORO PLANNING BOARD SPECIAL MEETING NOTICE

DATE: FEBRUARY 4, 2026

MEETING TIME: 5:00 PM

LOCATION: ASHEBORO CITY HALL

COUNCIL CHAMBERS

146 NORTH CHURCH STREET

ASHEBORO, NORTH CAROLINA 27203

Due to exigent circumstances created by anticipated inclement weather, the Planning Board meeting that was previously scheduled for Monday, February 2 at 6 PM has been moved to **Wednesday, February 4 at 5 PM.** The agenda is as follows:

I. Call to Order

II. Approval of Minutes from January 5, 2026

III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved

IV. Old Business 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 continued from January 5, 2026.

V. New Business (a) RZ-26-03: Request to rezone property located at the northern terminus (end) of Oakland Avenue, identified by Randolph County Parcel Identification Number 7751693581 from R15 Low-Density Single-Family Residential to OA6 (CZ) OfficeApartment Conditional zoning for a congregate living facility. *The applicant has requested a continuance until the March 2, 2026, Planning Board meeting.*

(b) Election of Board Officers (Chair and Vice-Chair) and Board Secretary

VI. Items not on the agenda

VII. Adjournment

This special meeting notice has been issued on the 30th day of January 2026.

/s/ Mike O'Kelley, Chair

Asheboro Planning Board

City of Asheboro, North Carolina

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JANUARY 5, 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
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 DECEMBER 1, 2025

Mr. O'Kelley inquired if there were any corrections or additions to the December 1st, 2025, Planning Board minutes. Hearing no corrections or additions to the December 1st, 2025, Planning Board minutes, Mr. O'Kelley approved the minutes as presented.

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

Mr. Evans noted that one rezoning case had gone before the City Council at the December 4th regular meeting. No major subdivisions have been approved by staff since the December 1st Planning Board meeting.

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**

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

Applicant: Compleat Kidz; c/o Kathryn Thomas
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

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 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."

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

Proposed Land Use Map: City Activity Center

Growth strategy Map: Primary Growth

Small Area Map: Central

Goals/Policies Supporting Request:

- **Checklist Item 1:** Rezoning is compliant with Land Development Plan.
- **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 within Special Hazard Flood Area. 14.) Rezoning is located on steep slopes of greater than 20%.
- **2.1.5:** The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Goals/Policies Not Supporting Request:

- **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."

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 zoning map amendment RZ-26-01; request to rezone to OA6 Office-Apartment

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. Jennifer Lahn from Compleat Kidz stepped forward and gave her support for the request. Mr. Patton asked Ms. Lahn if there would be psychiatric evaluations at the location. Ms. Lahn answered that no psychiatric evaluations would take place at the location; only rehabilitation programs for children with autism and speech problems would be offered.

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. Ms. Vuncannon seconded the motion, and the motion carried unanimously.

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.

Mr. Evans stated that the applicant of the request is asking for continuance until the February 2, 2026 Planning Board meeting. Mr. O'Kelley asked if there was a motion to approve the continuation request. Ms. Vuncannon motioned to approve the continuation, and Mr. Wilburn seconded. The motion carried unanimously.

ITEMS NOT ON THE AGENDA

There were no items not on the agenda.

ADJOURNMENT

Mr. O'Kelley adjourned the meeting.

Jamie Wilkins, Planning Board Secretary

Michael O'Kelley, Planning Board Chair



RZ-26-02

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

1. Request	
Applicant: Frank Edmondson, IV (President of Schwarz Properties, LLC)	Property Owner: Schwarz Properties, LLC
Zoning Existing: Randolph County (Heavy Industrial Conditional Zoning- see analysis) Proposed: I2 General Industrial History: The current Randolph County Heavy Industrial (Conditional Use), allowing furniture manufacturing and related activities, was applied to the property on March 3, 1998. Randolph County tax records indicate that the various buildings on the property were constructed between 1984 and 2003.	
Required Notice	
Mailed Notice by Applicant:	12-19-25
Mailed Notice by Staff:	1-22-26
Published Notice:	1-15-26 & 1-22-26
Posted Notice:	1-15-26

2. Site Information	
Location	4306, 4308, 4400, and 4402 US Hwy. 220 Business South
PIN	7659304064
Size	62.09 acres +/-
Jurisdiction	Currently located in Randolph County's jurisdiction
Current Land Use	Manufacturing, processing, and assembly (heavy)
Overlay Districts	N/A
Infrastructure	City water and sewer serve the property.
Transportation	
Street Classification:	I-73/74 is an interstate highway. US 220 Business is a major thoroughfare. Southmont School Road, before being realigned further south, was a minor thoroughfare.
Maintenance:	Each of the roadways is state-maintained.
Other Notes:	Traffic volumes are as follows: <u>I-73/74</u>: 25,500 AADT volume (2012 capacity of 55,900). <u>US 220 Business South</u>: 4,800 AADT (2012 capacity of 14,600) <u>Southmont School Road</u> (approximately 0.6 miles west of the property): 1300 AADT (2012 capacity of 13,600) There is a left-turn lane accessing the property from US 220 Business South northbound.
Surrounding Land Use	
North:	Undeveloped & NCDOT right-of-way related to US 64 Bypass
South:	Residential
East:	Residential and Industrial
West:	I-73/74

3. Staff Analysis

- 1) The requested I2 district is described as intending “to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts.”
- 2) The current zoning district only allows furniture manufacturing, which ceased in 2023. The general district rezoning would allow all uses permitted by right, subject to compliance with city land use regulations. No site-specific development plan is considered with this request.
- 3) As a point of information (please see attached), noting (2) above, a recent economic development project for manufacturing, processing, and assembly-heavy; was announced related to the property in November 2025.
- 4) The property owner has requested annexation of the property, with the public hearing for annexation scheduled during the City Council’s February 5, 2026, meeting. City zoning must be applied to the property, as it is not currently located within the city’s zoning jurisdiction.

4. Land Development Plan Consistency and Reasonableness

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

LDP Goals/Policies Supporting Request (5)

- 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.
- Goal 1.2: Diversified employment opportunities enabling a long-term, stable, high-pay, skilled workforce
- Policy 1.2.1 The City will coordinate with the Randolph County Economic Development Corporation and the Chamber of Commerce to retain existing business and industry and recruit a diversity of sustainable business and industry.

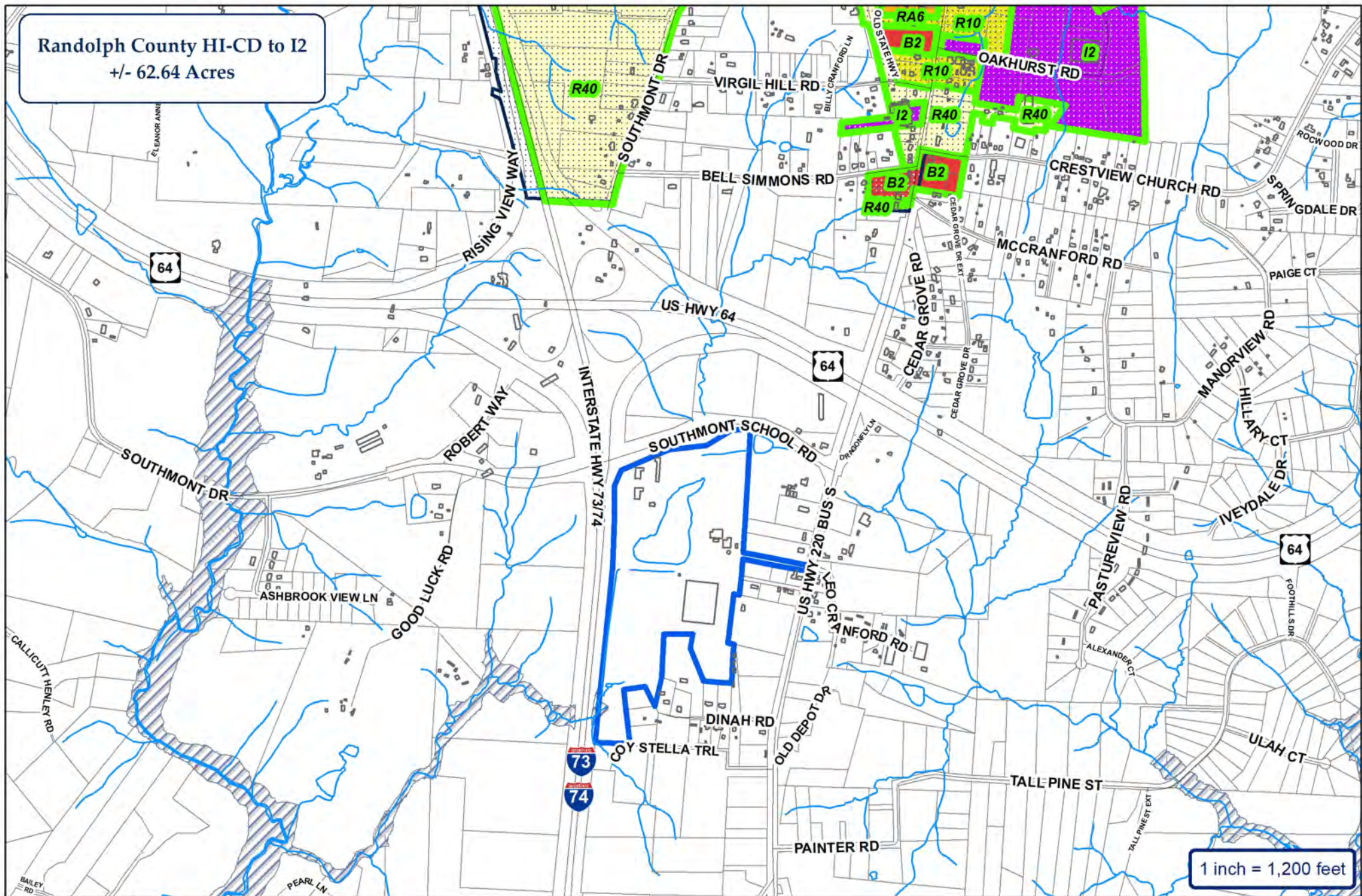
LDP Goals/Policies Not Supporting Request (3)

- Checklist Items 12-13: 13.) The property is located within Special Hazard Flood Area. 14.) Rezoning is located on steep slopes of greater than 20%. *Staff Note: These issues only apply to a small portion of undeveloped property located on the southern end of the property.*
- 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	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.
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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-26-02: request to rezone to I2 Industrial

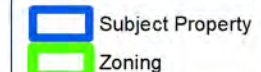
Randolph County HI-CD to I2
+/- 62.64 Acres



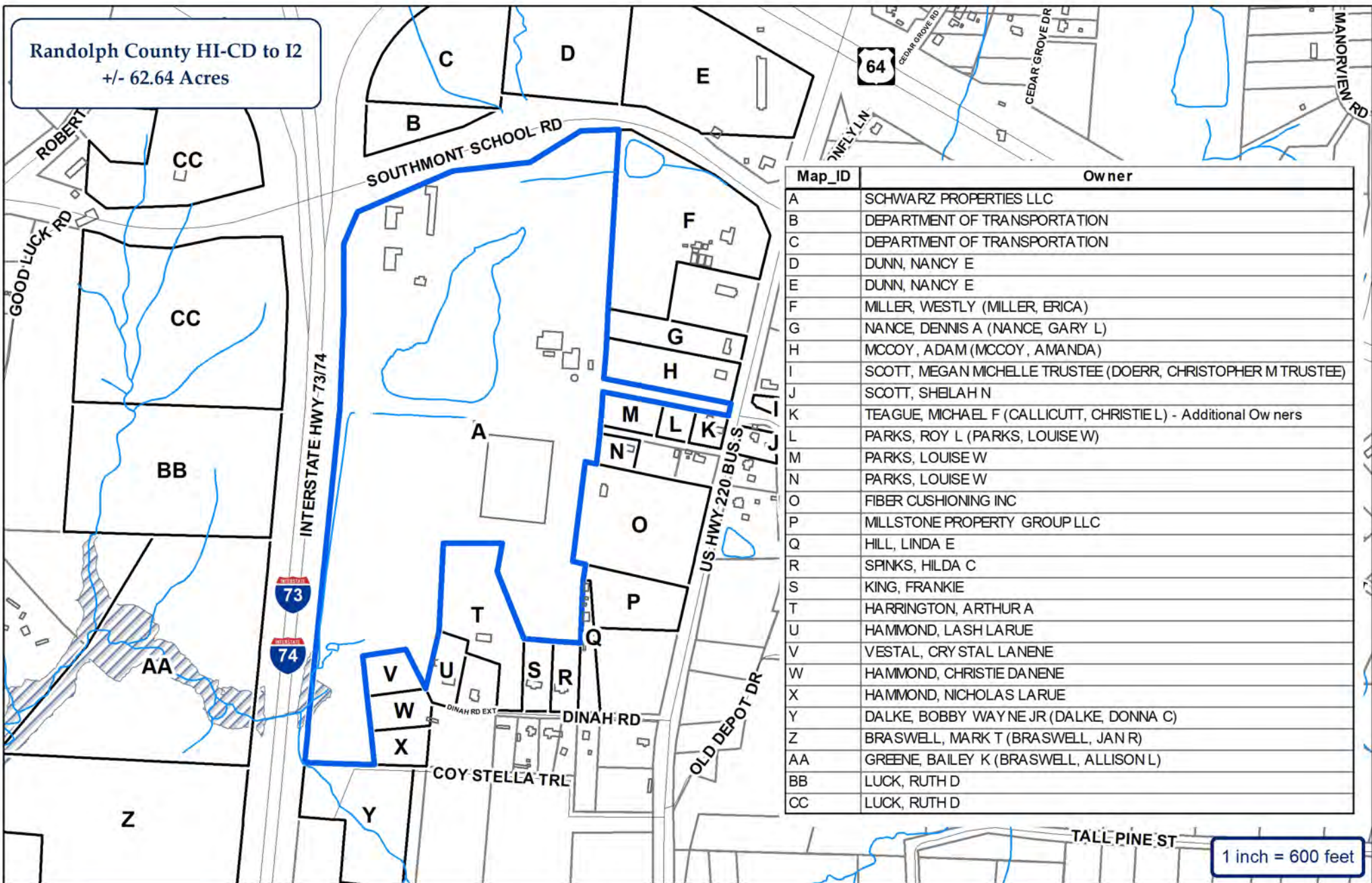
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-02

Parcels: 7659304064



Randolph County HI-CD to I2
+/- 62.64 Acres



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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-02

Parcels: 7659304064

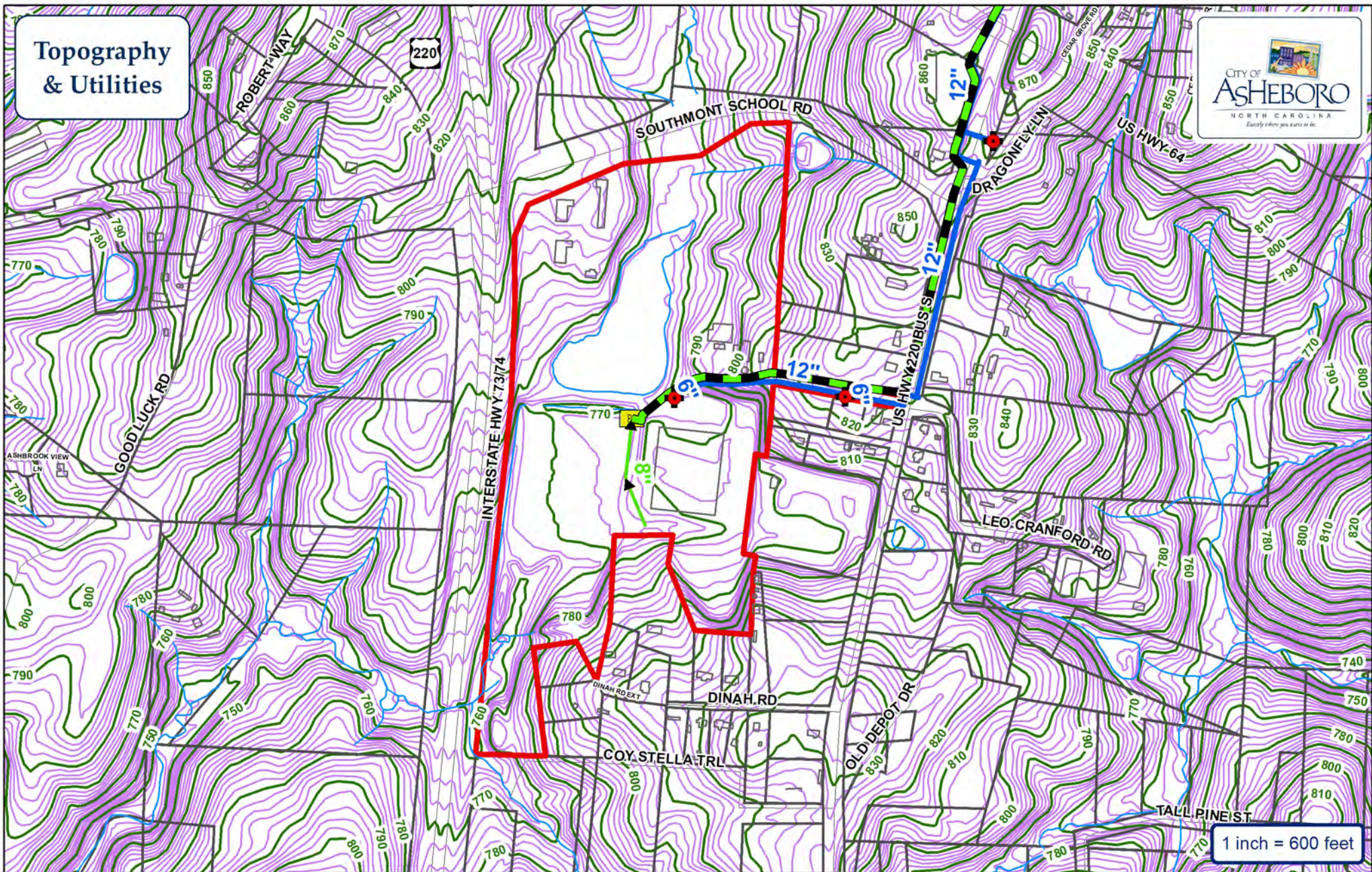


ETJ
Floodplain - 100 Year

Subject Property
Adjoining Properties
City Zoning



Topography & Utilities



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

City of Asheboro Planning & Zoning Department

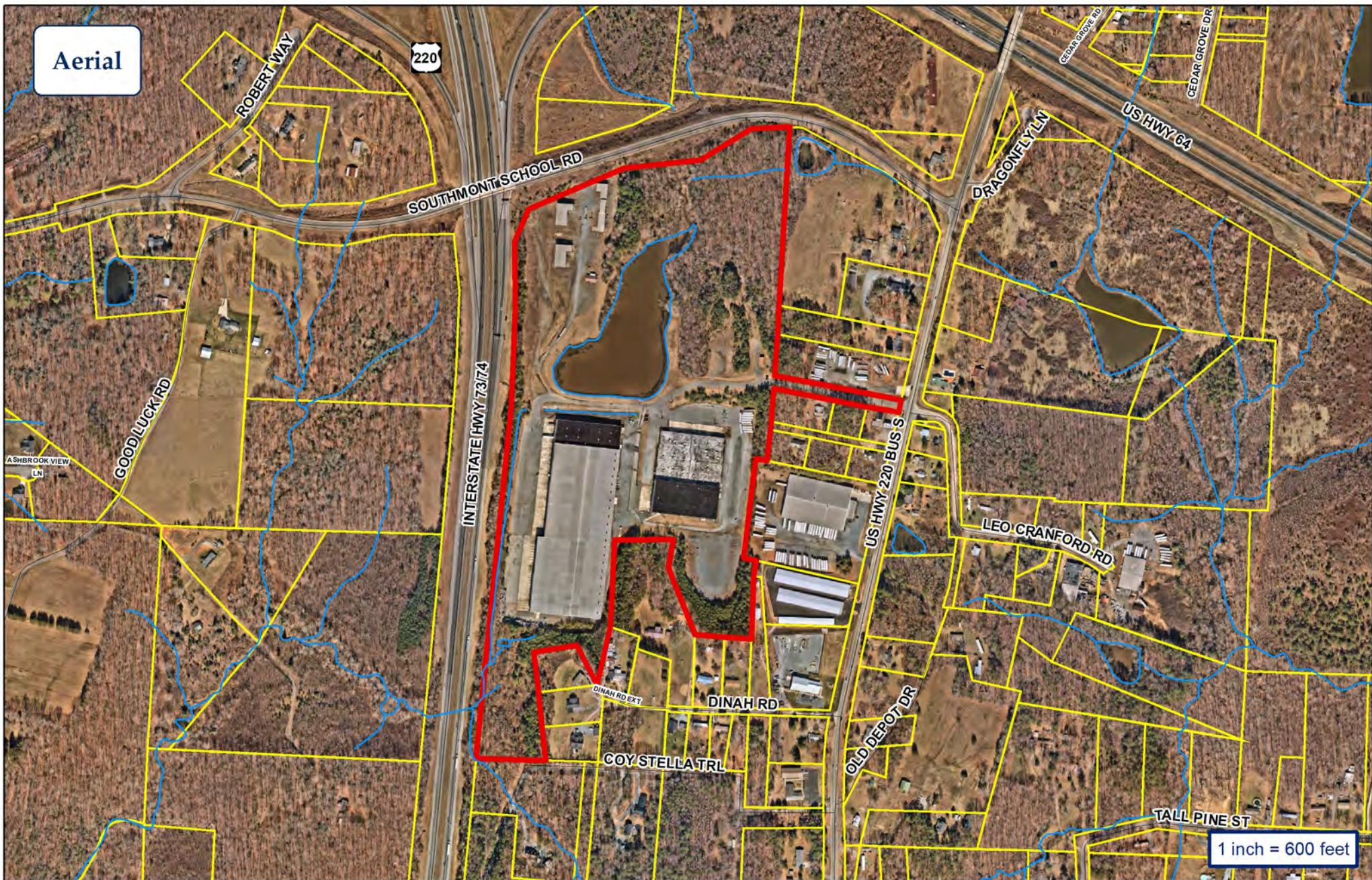
Rezoning Case: RZ-26-02

Parcels: 7659304064

 Subject Property



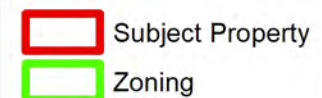
Aerial

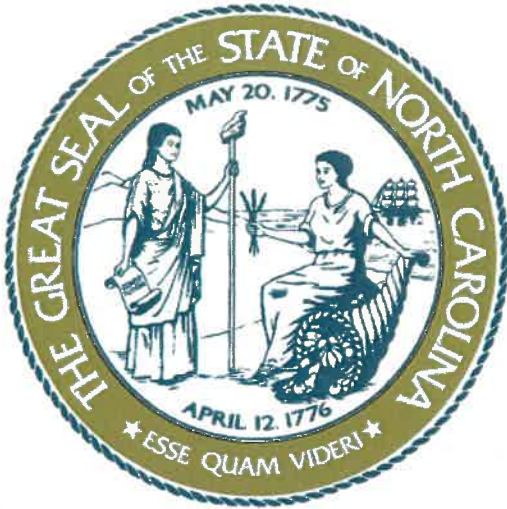


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-02

Parcels: 7659304064





NORTH CAROLINA DEPARTMENT of COMMERCE



TUESDAY, NOVEMBER 25, 2025

Environmental Air Systems to Expand in Randolph County, Adding 300 Jobs and \$20 Million Investment

RALEIGH, N.C.

Today, Governor Josh Stein announced that Environmental Air Systems, LLC, a leading volumetric modular manufacturer of HVAC infrastructure, will create 300 jobs in Randolph County. The company will invest approximately \$20 million to establish a new sub-assembly production operation in Asheboro.

“North Carolina continues to be a leader in advanced manufacturing, and Environmental Air Systems’ expansion to Randolph County reflects the strength and talent of our workforce,” **said Governor Josh Stein.** “This project will create hundreds of new jobs, support local families, and strengthen our state’s role in innovative industrial solutions.”

Environmental Air Systems (EAS), a subsidiary of Comfort Systems USA, Inc., will expand its operations to meet growing demand for specialized prefabricated equipment for mechanical, electrical, and plumbing systems in critical facilities. Operating in the Triad region of the state since 1953, the company's new facility will produce sub-assemblies for industries including mission-critical, pharmaceutical, data center, semiconductor, and healthcare. The site will be 300,000 square feet of manufacturing space to serve both regional and national markets.

"EAS is proud to announce the continued expansion of our operations in North Carolina," **said Allen Absher, President of EAS - Manufacturing.** "For over 70 years, we have been a dedicated part of the business community in this state and are fortunate to be in a position to generate more local employment opportunities. EAS is steadfast in its commitment to provide our customers with state-of-the-art, complex projects and to build an enduring legacy for our employees."

"EAS's decision to expand into Asheboro demonstrates the growing demand for North Carolina's skilled workforce and business-friendly environment," **said North Carolina Commerce Secretary Lee Lilley.** "This project will drive economic growth and enhance our state's competitiveness in advanced modular manufacturing."

These new jobs could create a potential annual payroll impact of more than \$16.5 million for the local economy.

Environmental Air Systems' expansion in North Carolina will be facilitated, in part, by a Job Development Investment Grant (JDIG) approved by the state's Economic Investment Committee earlier today. Over the course of the 12-year term of this grant, the project is estimated to grow the state's economy by \$732 million. Using a formula that takes into account the new tax revenues generated by the new jobs and capital investment, the JDIG agreement authorizes the potential reimbursement to the company of up to \$3,289,000, spread over 12 years. State payments occur only following performance verification by the departments of

Commerce and Revenue that the company has met its incremental job creation and investment targets.

“This project is a huge win for Randolph County and North Carolina,” **said N.C. Senator Dave Craven.** “Environmental Air Systems’ expansion will create high-quality, skilled trade jobs right here in Randolph County and ensure our state remains a top destination for innovative manufacturing. Our local high schools and community colleges are already well-equipped to train the next generation of EAS employees, providing those students a clear pathway for success and future employment.”

“We’re proud that Environmental Air Systems has chosen Asheboro for this important expansion,” **said N.C. Representative Neal Jackson.** “These jobs highlight the value of our talented workforce in supporting advanced manufacturing industries.”

In addition to the North Carolina Department of Commerce and the Economic Development Partnership of North Carolina, other key partners in this project include the North Carolina General Assembly, Commerce’s Divisions of Workforce Solutions and Rural Economic Development, the North Carolina Community College System, Randolph Community College, Randolph County, the Randolph County Economic Development Corporation, and the city of Asheboro.

Related Topics:

- [Business](#)
(</press-release-terms/business>)

CONTACT

Governor's Press Office

✉ govpress@nc.gov (<mailto:govpress@nc.gov>)

☎ ([\(919\) 814-2100](tel:(919)814-2100)) ([tel:\(919\) 814-2100](tel:(919)814-2100))



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 – [REDACTED]

www.schwarzproperties.net





Case No. RZ-26-03

Request to rezone property located at the northern terminus (end) of Oakland Avenue, identified by Randolph County Parcel Identification Number 7751693581 from R15 Low-Density Single-Family Residential to OA6 (CZ) Office-Apartment Conditional zoning for a congregate living facility.

The applicant has requested a continuance until the March 2, 2026, Planning Board meeting.

John Evans

Subject: FW: [External Sender] Letters for proposed congregate living facility: Mailing deadline, this Friday, January 23rd

From: Bob Wilkerson <[REDACTED]>

Sent: Wednesday, January 21, 2026 1:49 PM

To: John Evans <jevans@ci.asheboro.nc.us>

Subject: Re: [External Sender] Letters for proposed congregate living facility: Mailing deadline, this Friday, January 23rd

Mr. Evan-

We would like to request a continuance until March for our rezoning request to review the site plans. Thank you.

Sent from my iPhone