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

I. Call to Order

II. Approval of Minutes from June 1, 2026

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

IV. New Business

(a) Discussion of potential upcoming text amendments
(b) Update on the Asheboro Comprehensive Plan

V. Items not on the agenda

VI. Adjournment

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MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JUNE 1, 2026
6:00 p.m.
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This being the time and place for the regular meeting of the Asheboro Planning Board, a meeting was held with the following officials and members present:

Michael O'Kelley) – Chair
Greg Patton) – Vice Chair (Absent)

Van Rich) - Members Present
Pamela Vuncannon)
Thomas Rush)
Jake Wilburn)

Taylor Trogdon, Jr.) – Members Absent

Justin Luck, Planning Director
Jamie Wilkins, Planning Technician
Tom Carruthers, City Attorney

CALL TO ORDER

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

APPROVAL OF MINUTES May 4, 2026

Mr. O'Kelley had one correction on the May 4, 2026, Planning Board minutes. He stated that Mr. Patton was listed as being absent when he was, in fact, present. Mr. O'Kelley asked if there was a motion to approve the May 4, 2026 Planning Board minutes with the requested correction. Mr. Patton motioned to approve the May 4, 2026 meeting minutes with the correction. Ms. Vuncannon seconded, and all were in favor.

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

Mr. Luck presented the review of cases and stated that the following subdivisions have been administratively approved since the May 7th City Council meeting: SUB-26-02 and SUB-26-03.

NEW BUSINESS

A. CASE NO. RZ-26-09: REQUEST TO AMEND AN EXISTING I1(CZ) LIGHT INDUSTRIAL CONDITIONAL ZONING DISTRICT FOR MANUFACTURING, PROCESSING, AND ASSEMBLY, HEAVY USE, LOCATED AT 404 W. BALFOUR AVE. (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7752886353) SPECIFICALLY FOR LAWFUL PROCESSES INVOLVING AGRICULTURAL AND FOOD PRODUCTS.

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

Applicant: Harpley's Holdings, LLC

Location: 404 W. Balfour Ave.
PIN: 7752886353
Size: 5.73 acres +/-
Jurisdiction: Corporate Limits
Current Land Use: Undeveloped
Overlay Districts: None
Infrastructure: City utilities are available

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 Manufacturing, Processing, and Assembly - Heavy, specifically for lawful processes involving Agriculture and Food Products.
2) I1 Industrial Development District Statement of Intent: The intent of the I1 Industrial Development District is to produce areas for manufacturing, processing and assembly uses, commercial uses, distribution and servicing enterprises, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.
3) Relevant Zoning Ordinance Definitions: Manufacturing, Processing and Assembling, Heavy: The mechanical or chemical transformation of materials or substances into new products. The land uses engaged in these activities are usually described as plants, factories, or mills and characteristically use power driven machines and materials handling equipment. Establishments engaged in assembling component parts of manufactured products are also considered under this definition, if the new product is neither a fixed structure nor other fixed improvement. Also included is the blending of materials such as lubricating oils, plastics, resins or liquors.
4) Section 4.05 (C) (13) & (15) states that a change in use is a modification of an approved conditional zoning district and requires the initiation of a new conditional zoning application with legislative hearings conducted by the Planning Board and the City Council.
5) Slaughterhouse use is not requested and would not be authorized by the requested I1 (CZ) district.
6) I1 zoning district allows metal facades along minor throughfares and lower classification streets. The applicant proposes a 4-foot-high masonry skirt wall.
7) Comparison of Approved and Proposed Site Plans:
    a. Driveway connection and parking lot remain the same
    b. Total building square footage (20,000) remains the same; however, the dimensions and possible number of buildings vary.
    c. Buffers and stormwater controls remain the same
    d. Impervious surface decrease in the proposed plan
    e. Dumpster and enclosure added to the proposed plan

Mr. Luck went over the modifications to the ordinance regulations:

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

Mr. Luck continued on to the summary of proposed zoning conditions:

A. The approved use shall be Manufacturing, Processing, and Assembly - Heavy, specifically for lawful processes involving Agriculture and Food Products
B. Driveway connection to Canoy Drive shall not be permitted
C. Existing vegetation may count towards front yard landscaping requirements.

D. A 20' public use easement for the proposed North Asheboro Greenway shall be granted at no cost to the city within the 100-year floodplain if sought by the city and consistent with engineering plans to be prepared for the greenway. The cost to prepare and record the easement shall be the responsibility of the city.
E. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
F. The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

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

Proposed Land Use Map: Urban Residential
Growth strategy Map: Primary Growth
Small Area Map: Northeast

Goals/Policies Supporting Request:

- **Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- **Checklist Item 5:** The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- **Checklist Item 6**: Existing infrastructure is adequate to support the desired zone.
- **Goal 1.2:** Diversified employment opportunities enabling a long-term, stable, high-pay, skilled workforce.
- **Checklist Items 12 &14: 12.)** Property is located outside of watershed; 14.) Rezoning is not located on steep slopes of greater than 20%.
- **Goal 4.2:** Environmental impact mitigation and education

Goals/Policies Not Supporting Request:
• Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

Staff Proposed Plan Consistency and Reasonableness Statement:
The zoning map amendment is consistent with multiple goals of the Asheboro Land Development Plan related to economic development and environmental stewardship, and is also consistent with the Growth Strategy Map.

The zoning map amendment is reasonable given the size and physical conditions of the property and the proposed environmental impact mitigation, the protection to neighboring residential properties through enlarged buffers consisting of undisturbed vegetation, and the neighboring industrial uses along W. Balfour Avenue found in ordinance requirements, such as buffering and screening, and industrial district performance standards help make this request reasonable.

Mr. Luck then provided the Staff Recommendation and Planning Board Action Items:

Staff Recommendation: Approve, attaching conditions as summarized.

Planning Board Action Items:

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

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

Mr. O'Kelley inquired if there was anyone to speak for or against the request. Bob Crumley stepped forward. Mr. Crumley stated that he is requesting a change in use, which he considers to be a down-zoning. Mr. Crumley expressed that he was not expecting to present a request for the property before the Planning Board and City Council for a second time. He said that this process cost him considerable time and money. He went on to explain how the request is a simple change of use, and that the site plan is not changing; two buildings may be built instead of one, but both buildings would total 20,000 square feet together. Mr. Crumley said that he is asking for the approval of the presented request. He also suggested for the Planning Board and City Council to consider amending the section of the zoning ordinance to allow staff to review applications in which a change of use on a conditional zoning is a less intense use. Mr. Patton asked how many deer are processed a year. Mr. Crumley answered that 3,200 deer were processed last year. Mr. O'Kelley asked how the noise would change with industrial processing. Mr. Crumley answered that the number of HVAC units in the proposed building will be significantly less and much quieter than the originally proposed meat storage building. He added that truck noise will be less at the proposed processing building as well. Mr. O'Kelley asked about the size of the proposed building. Mr. Crumley said that the initial building would be somewhere between 8,000 to 10,000 square feet. He stated that there will be an area to drive around the building, and the building will be narrower than the originally planned freezer building. He stated that the newly proposed building would be further from the residential lots adjacent to the site. Ms. Vuncannon asked what the plans are for the originally proposed freezer building. Mr. Crumley said that they are contracting with a company outside of Sanford for meat preservation storage. Mr. Crumley said that the freezer that is needed now is 12 feet by 15 feet. Ms. Vuncannon asked if any outdoor storage will be needed. Mr. Crumley said he does not anticipate any permanent outdoor storage being needed. Mr. O'Kelley asked where the freezer would be installed if one were needed. Mr. Crumley said that it would be inside the building. This initial building will be 14 feet tall and will not be as obstructive as the facility on Dorsett Street. Mr. O'Kelley asked if air quality would be affected by offensive smells. Mr. Crumley said no; all butchering is done inside the building, and no pre-butchered animals are allowed, as pre-butchering speeds decay and is not always done properly by hunters. Mr. O'Kelley asked if any emissions control is required; Mr. Crumley said that no emissions control is required. Ms. Vuncannon asked if any farm animals will be processed. Mr. Crumley said that no farm animals would be processed at this location. Mr. Patton asked if any licensing is needed from the USDA; Mr. Crumley said no, but they are registered with the State Department of Agriculture and Department of Wildlife. Mr. O'Kelley asked if plantings could be placed in the 50-foot buffer between three houses on Amelia Court abutting the subject property to add some extra screening for these three residential units. Mr. Crumley said that he would like to see how clearing the subject property will promote new forest growth. Mr. Crumley added that there will be no clearing in the 50-foot buffer. Mr. Crumley said that, if requested, he would support an added condition stating that the 50-foot buffer is a no- clear, no-maintenance area.

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

Mr. Luck pointed out an addition that has been made to the staff report and explained that this addition has been included to help board members craft motions.

Mr. O'Kelley asked if the 50-foot buffer is already in the contingencies for the request; Mr. Luck said yes.

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

Mr. Luck stepped forward and requested that the board review Item III of the Agenda. He said that he would like to review the rezoning cases that had been approved by City Council last month. He stated that RZ-26-04, RZ-26-05, and RZ-26-08 were approved by the Council, RZ-26-06 was continued, and RZ-26-07 had been withdrawn. Mr. O'Kelley asked if the Mountain Road location was still being developed according to the request approved last year. Mr. Luck said yes, that the original rezoning is still valid and the location is being developed according to the original rezoning.

B. Discussion related to nightclubs, game rooms, indoor commercial recreation, and related land uses.

Mr. Luck explained to the Board that text amendments may be brought before them regarding nightclubs, game rooms, indoor commercial recreation, and related land uses. City Council is concerned with how these types of uses would operate in downtown Asheboro according to the current zoning ordinance definitions and regulations. There is also concern with these types of uses when and if they abut residential uses. Noise and public safety are a concern. Zoning has a role in land-use regulation, but enforcement is addressed by other ordinances. The zoning ordinance can help by being specific in the definitions for uses, and refining definitions as needed. Taking a use out of a district can be considered down-zoning and would be against state law. Mr. Luck said that staff have been reviewing zoning ordinances from other jurisdictions to get ideas on how to better define these uses. Supplemental regulations can help control the types of activities allowed within each use, and separation requirements can be utilized to add extra buffers these uses and residential uses. Light regulations and the amount of parking spaces, as well as access, can be utilized. Mr. Luck asked the board to reach out about any concerns or suggestions that they may have about the regulations for these uses. Mr. O'Kelley asked about light regulation; Mr. Luck answered that there are currently lighting regulations in the zoning ordinance. Mr. Patton asked how many game rooms are present in Asheboro. Mr. Luck answered that the police department has shut down all of the game rooms that he was aware of, and that there are currently no active game rooms in Asheboro. Mr. Patton related to Mr. Luck his experiences with game room laws and regulations. Ms. Vuncannon asked if event centers will fall into this category; Mr. Luck said that they can included based on size. Ms. Vuncannon suggested that they be added to the list of uses to be looked at, and Mr. Luck took note of this. Ms. Vuncannon asked for a timeframe of when the Board may be seeing proposed changes to the Zoning Ordinance. Mr. Luck said that it will likely be in the next two to three months.

Mr. O'Kelley asked for an update on the Acme McCrary building development. Mr. Luck said that the owners of the building are still in discussion with the railroad concerning right-of-way.

ITEMS NOT ON THE AGENDA

Mr. Luck said that the State Legislature House Bill 369 is continuing to move forward. This bill would impact local governments' ability to regulate minimum parking and would result in text amendments within the Zoning Ordinance.

ADJOURNMENT

Mr. O'Kelley adjourned the meeting.

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Jamie Wilkins, Planning Board Secretary Michael O'Kelley, Planning Board Chair