

**NOTICE OF A SPECIAL MEETING OF THE
ASHEBORO CITY COUNCIL
Thursday, May 10, 2007
6:00 O'clock P.M.**

Notice of a special meeting of the City Council of the City of Asheboro, North Carolina is hereby given. Said meeting will be held on Thursday, the 10th day of May, 2007 at 6:00 o'clock p.m. in the Council Chamber of the Asheboro Municipal Building, which is located at 146 North Church Street in Asheboro, North Carolina.

This special meeting has been called in order to allow the Asheboro City Council to consider the following land use cases:

- a. RZ/CUP-07-11: An application to rezone property located at 314 North Cox Street from an OA-6 zoning district to a CU-B2 zoning district and to issue a Conditional Use Permit for a daycare facility;
- b. RZ-07-12: An application to amend the Asheboro Zoning Ordinance in order to address the issue of large scale integrated commercial developments; and
- c. SUP-07-02: An application for a Special Use Permit that would authorize a church use on a parcel of land that is located in a residential zoning district and is more specifically identified by Randolph County Parcel Identification Number 7761557674.

All officers of the city and all other persons whomsoever are hereby given notice that such meeting will be held. This notice is issued on this 4th day of May, 2007 by order of Mayor David H. Jarrell pursuant to the laws of the State of North Carolina and the City of Asheboro relative to the time and place of holding meetings, both regular and special, of the Asheboro City Council.

s/ Holly J. Hartman
Holly J. Hartman
City Clerk
City of Asheboro, North Carolina

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SPECIAL MEETING

**ASHEBORO CITY COUNCIL
THURSDAY, MAY 10, 2007
6:00 p.m.**

This being the time and place for a special meeting of the Mayor and the City Council, a meeting was held in the Council Chamber of the Asheboro Municipal Building with the following officials and members present:

David H. Jarrell) – Mayor

Talmadge Baker)
Linda Carter)
Keith Crisco)
Nancy Hunter) – Council Members Present
Walker Moffitt)
Archie Priest)
David Smith)

John N. Ogburn, III, City Manager
Dumont Bunker, P.E., City Engineer
John Evans, Planner
Holly J. Hartman, City Clerk/Senior Legal Assistant
Wendell Holland, Zoning Administrator
O. Lynn Priest, Community Development Director
Jeffrey C. Sugg, City Attorney

1. Call to Order.

A quorum thus being present, Mayor Jarrell called the meeting to order for the transaction of business, and business was transacted as follows.

2. Land Use Issues:

- (a) RZ/CUP-07-11: Request to rezone from OA-6 Office and Apartment to CU-B2 Conditional Use General Business and issue a Conditional Use Permit for a Daycare. The property of Primera Iglesia Pentecostes el Gran Yo Soy is located at 314 North Cox Street and consists of approximately 19,182 square feet of land. Randolph County Parcel Identification Number 7751933910 more specifically describes the property.

Mayor Jarrell opened the public hearing on the following request.

Mr. John Evans, Planner, affirmed his testimony and presented the staff's analysis of the applicant's request to rezone the above-described property from OA6 Office and Apartment to CU-B2 Conditional Use General Business. Mr. Evans provided this analysis under oath because the hearing on the question of rezoning the property was combined with the quasi-judicial hearing of the applicant's request for a Conditional Use Permit to allow the conversion from a church use to a child day care center – medium. Mr. Wendell Holland, Zoning Administrator, was also affirmed and provided analysis of the site plan.

The Planning Department Staff and the Planning Board recommended approval of the requested rezoning based on the following:

“The request is supported by several goals and policies of the Land Development Plan. The rezoning of this property from a limited office district to a broader commercial district will allow for the provision of more support-oriented services for the surrounding land uses. Considering all factors, the request is reasonable and in the public's interest.”

Ms. Karen Lassister affirmed her testimony and presented comments in support of the request. Additionally, Mr. Robert Moran, Realtor, affirmed his testimony and specifically addressed test number three (3) and number four (4) for the issuance of a Conditional Use Permit.

There being no further comments nor opposition, Mayor Jarrell closed the public hearing. An audiotape recording of the testimony presented during the public hearing is on file in the City Clerk's office.

Upon motion by Mr. Smith and seconded by Mr. Priest, Council voted unanimously to adopt the recommendation of the Planning Board and placed the above-described property in a CU-B2 Conditional Use General Business zoning district.

Upon motion by Mr. Smith and second by Ms. Carter, Council voted unanimously to approve the requested Conditional Use Permit to allow a child day care center – medium on the above-described property. The issuance of this permit was based on the four standard tests being met and was conditioned on the permit holder complying with certain conditions.

The formal Findings of Fact, Conclusions of Law, and Order authorizing this Conditional Use Permit will be entered by the Council in regular session on June 7, 2007. This order will reflect the conditions imposed upon this permit as a consequence of the testimony presented during the hearing of this matter.

- (b) RZ-07-12: Technical Amendments. Amend Table 200-2 and Notes to Table 200-2 by adding “Large Scale Integrated Commercial Developments” as a permitted use, amending Article 300A, Section 317 by adding Section E (“Design Standards for all Large Scale Integrated Commercial Districts”) and Article 1100 Definitions (adding definition for “Large Scale Integrated Commercial Development”) to the Asheboro Zoning Ordinance.

Mayor Jarrell opened the public hearing on the following request.

Mr. Neely presented the Planning Department Staff's request to continue this item until the Council's regular June meeting.

Upon motion by Baker and seconded by Mr. Moffitt, Council voted unanimously to continue this item until the Council's regular June meeting.

- (c) SUP-07-02: Request for a Special Use Permit for a Church in a Residential Zoning District. The property of Connected Bridges Outreach Center is located at 1580 Cedar Falls Road and consists of approximately 0.47 acres of land. Randolph County Parcel Identification Number 7761557674 more specifically identifies the property.

Mayor Jarrell opened the public hearing on the following request.

Mr. Neely was affirmed and presented the staff's analysis of the proposed site plan and the request by J. Harold Williams for a Special Use Permit for the addition of a church fellowship hall/classroom.

Mr. J. Harold Williams affirmed his testimony and addressed the four standard tests.

There being no further comments nor opposition from the public, Mayor Jarrell closed the public hearing. An audiotape recording of the testimony presented during the public hearing is on file in the City Clerk's office.

Upon motion by Mr. Crisco and seconded by Ms. Hunter, Council voted unanimously to approve the requested Special Use Permit. The issuance of this permit was based on the four standard tests being met and was conditioned on the permit holder complying with certain conditions.

The formal Findings of Fact, Conclusions of Law, and Order authorizing this Special Use Permit will be entered by the Council in regular session on June 7, 2007. This order will reflect the above-referenced conditions imposed upon this permit as a consequence of the testimony presented during the hearing of this matter.

There being no further business, the meeting was adjourned at 6:43 p.m.

Holly J. Hartman, City Clerk

David H. Jarrell, Mayor