

**NOTICE OF A SPECIAL MEETING OF THE
ASHEBORO CITY COUNCIL
Thursday, June 7, 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 7th day of June, 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. SUB-07-3: An application for a variance from the regulations of the subdivision ordinance as applied to a proposed Recreational Vehicle Resort to be located along Old Cedar Falls Road on a parcel of land identified by Randolph County Parcel Identification Number 7772117810;
- b. SUP-07-06: An application for a Special Use Permit authorizing a Recreational Vehicle Resort on property located along Old Cedar Falls Road and identified by Randolph County Parcel Identification Number 7772117810;
- c. SUB-07-3: An application for sketch design approval of the plat for the above-referenced Recreational Vehicle Resort;
- d. RZ-07-17: An application to have approximately 3.10 acres of land located along United States Highway 64 East (Randolph County Parcel Identification Number 7760587913) rezoned from R-10/B-2 zoning to a B-2 zoning district; and
- e. CUP-07-22: An application for a Conditional Use Permit authorizing a Business Services land use on the real property located at 564 Cox Avenue.

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 1st day of June, 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 H. Doerr
Holly H. Doerr
City Clerk
City of Asheboro, North Carolina

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**SPECIAL MEETING
ASHEBORO CITY COUNCIL
THURSDAY, JUNE 7, 2007
6:00 p.m.**

This special meeting of the Mayor and the City Council in the council chambers was held with the following officials present:

- David H. Jarrell)- Mayor Presiding
- Talmadge Baker)
- Linda Carter)
- Nancy Hunter)
- Walker Moffitt)- Council Members Present
- Archie Priest)
- David Smith)
- Keith Crisco)- Council Member Absent

John N. Ogburn, III, City Manager
Dumont Bunker, P.E., City Engineer

Eddie Brown, Code Compliance Inspector
John L. Evans, Planner
Tamela D. Garner, Permits Technician/Deputy City Clerk
Deborah P. Juberg, Finance Director
R. Reynolds Neely, Jr., Planning Director
Jeffrey C. Sugg, City Attorney

1. Call to Order.

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

2. LAND USE ISSUES

(a) Lawson RV Park

(1) SUB-07-3: Variance Request.

Mr. Neely presented the Planning Department Staff's analysis of this request by Steve Grant. In furtherance of the proposed Lawson RV Park Subdivision, Mr. Grant requested a variance from the Article VI, Section I (Thoroughfare Plans) of the Asheboro Subdivision Ordinance for the proposed subdivision at 2513 Old Cedar Falls Road.

Section I of Article VI provides as follows:

"Where a proposed subdivision includes any part of a thoroughfare which has been designated as such upon the officially adopted Thoroughfare Plan of the City of Asheboro, such part of such thoroughfare shall be platted by the subdivider in the location shown on the plan and at the width specified in this Ordinance."

In his written request for a variance, Mr. Grant articulated that the proposed 100-foot right-of-way across the northeast corner of the proposed subdivision would unduly burden the subdivision with a hardship due to the unique topography of the parcel upon which the Recreational Vehicle Resort is to be developed. Additionally, Mr. Grant noted that a variance from Article VI, Section I as it related to this same thoroughfare had previously been granted to a different applicant in the vicinity of Hub Morris Road and U.S. Highway 220 Business. A copy of this written request from Mr. Grant for a variance is on file in the City Clerk's office.

On behalf of the Applicant, Mr. Ben Morgan, Esq., presented comments in support of the requested variance. No comments were offered by the public in opposition to the application.

Upon motion by Mr. Moffitt and seconded by Mr. Smith, Council voted unanimously to approve the requested variance from Article VI, Section I of the Subdivision Ordinance.

(2) SUP-07-06: Request for a Special Use Permit for a Recreational Vehicle Resort.
The property of Phyllis E. Thomas is located at 2513 Old Cedar Falls Road and consists of approximately 106.13 acres of land. Randolph County Parcel Identification Number 7772117810 more specifically describes the property.

Mayor Jarrell opened the public hearing on the following request.

Mr. Neely affirmed his testimony and presented the staff's analysis of the proposed site plan and the request by Steve Grant for a Special Use Permit for a recreational vehicle resort.

Mr. Ben Morgan, Esq., affirmed his testimony and offered evidence in support of the application for a Special Use Permit. Mr. Morgan specifically addressed the four standard tests.

Ms. Jenny Smith, a neighboring property owner, presented comments and concerns in opposition to the request. Ms. Smith's primary assertion was that a recreational vehicle resort is not appropriate for the neighborhood.

There being no further comments from the public, Mayor Jarrell closed the public hearing. An audio tape recording of the testimony presented during the public hearing is on file in the City Clerk's office.

Upon motion by Mr. Priest and seconded by Mr. Moffitt, Council voted unanimously to approve the requested Special Use Permit for a recreational vehicle resort. The issuance of this permit was based on the four standard tests being met.

The formal Findings of Fact, Conclusions of Law, and Order authorizing the Special Use Permit will be entered by the Council during regular session on July 5, 2007. This order will reflect certain conditions imposed upon this permit as a consequence of the testimony presented during the hearing of this matter.

(3) SUB-07-3: Sketch Design Approval.

Mr. Neely presented the Planning Department Staff's analysis of the submitted sketch design for the proposed Lawson RV Park. Mr. Steve Grant requested the approval of a sketch design for a subdivision (recreational vehicle resort) to be located at 2513 Old Cedar Falls Road. The proposed subdivision contains approximately 106.13 acres of land, consisting of approximately 441 lots.

All departments have reviewed the sketch design plat. With the variance described above, the Planning Department Staff and the Planning Board recommended approval of the plat.

Upon motion by Mr. Smith and seconded by Mr. Baker, Council voted unanimously to accept the recommendation of the Planning Board and approved the sketch design plat for Lawson RV Resort.

(The aforementioned sketch design plat is on file in the City Clerk's office.)

- (b) RZ-07-17: Request to rezone from R-10/B-2 to B-2. The property of S.E. Trogdon, Jr. and Trogdon Properties and Others is located along U.S. Highway 64 East and consists of approximately 3.10 acres of land. Randolph County Parcel Identification Number 7760587913 more specifically describes the property.

Mayor Jarrell opened the public hearing on the following request.

Mr. Neely presented the staff's analysis of the request by William J. Trogdon to rezone the above-described property from a split zoning district of R-10 Residential/B-2 Commercial to a B-2 Commercial zoning district. The Planning Department Staff and the Planning Board recommended approval of the request in that "[t]he area is surrounded with developed commercial property along a major thoroughfare, which decreases the likelihood of the portion of the property zoned R-10 being developed as medium-density residential." Additionally, the Land Development Plan is generally supportive of this request.

Mr. William J. Trogdon was available to answer questions.

There being no further comments nor opposition from the public, Mayor Jarrell closed the public hearing.

Upon motion by Mr. Baker and seconded by Ms. Carter, Council voted unanimously to adopt the recommendation of the Planning Board and placed the above-described property in a B-2 Commercial zoning district.

- (c) CUP-07-22: Request for Conditional Use Permit for Business Services. The property of Neal G. Branson is located at 564 Cox Avenue and consists of approximately 14,577 square feet of land. Randolph County Parcel Identification Number 7760064470 more specifically describes the property.

Mayor Jarrell opened the public hearing on the following request.

Mr. Neely presented a written request by the Applicant to continue the above-referenced item to the Council's regular July meeting.

Upon motion by Mr. Baker and seconded by Mr. Smith, Council voted unanimously to continue this item to the Council's regular July meeting, which will be held on July 5, 2007.

There being no further business, the meeting was adjourned at 6:45 p.m.