



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)**

Monday, December 4, 2017

7:00 PM

AGENDA

- I. Call to Order
- II. Approval of Minutes from November 6, 2017 meeting
- III. Review of Cases
- IV. Subdivision Item: SUB-17-04- Jackson's Run (Preliminary Plat)
- V. Planning Board Functioning as Board of Adjustment (Case No. BOA-17-03: Variances from required yards (setbacks) (Asheboro Zoning Ordinance, Table 200-1): 1080 West Dixie Drive
- VI. Discussion on Potential Cox Street Zoning Map Amendment
- VII. Adoption of Proposed 2018 Meeting Dates
- VIII. Items Not on the Agenda
- IX. Adjournment

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**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, NOVEMBER 6, 2017
7:00 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:

James Lindsey) - Vice Chair

Ritchie Buffkin)
Lynette Garner)
David Henderson) - Members Present
Thomas Rush)

Van Rich) - Members Absent
Dave Whitaker)

John Evans, Assistant Community Development Division Director
Justin Luck, Zoning Administrator/Planner
Trevor Nuttall, Community Development Division Director
Jeff Sugg, City Attorney

Nine (9) citizens were present at this meeting.

CALL TO ORDER

Mr. James Lindsey called the Asheboro Planning Board to order. At this time, Mr. Luck was appointed to serve as acting secretary without objection.

APPROVAL OF MINUTES FROM OCTOBER 2, 2017

Mr. Buffkin moved to approve the October 2, 2017 Regular Planning Board Minutes. Mr. Henderson seconded the motion and the motion carried unanimously.

REVIEW OF CASES

Mr. Justin Luck informed the board on the zoning related cases at the regular October meeting of the City Council.

REZONING ITEMS

- a) **RZ-17-15: REQUEST TO REZONE PROPERTY LOCATED AT 3367 ZOO PARKWAY AND CORNER OF ZOO PKWY. AND OLD COX RD. FROM R40 (LOW-DENSITY RESIDENTIAL) AND CU-OA6 (CONDITIONAL USE OFFICE-APARTMENT) TO OA6 (OFFICE-APARTMENT)**

Mr. Evans gave a visual presentation of the rezoning case located at 3367 Zoo Parkway and the corner of Zoo Parkway and Old Cox Road. He stated that the request was to rezone from R40, Low-Density Residential and CU-OA6, Conditional Use Office-Apartment to OA6, Office-Apartment. He stated that the applicant was Crossroad Retirement Community c/o Steve Rumbley. He listed two parcel numbers as 7669553525 and 7669466475. He stated the size was 10.59 acres +/- total. He also stated that the existing land use was undeveloped. He showed overview, rezoning, topographic/utilities, and aerial maps of the subject properties as well as photographs from all directions. He stated that Zoo Parkway (NC

159) is a state-maintained major thoroughfare and that Old Cox Road is a state-maintained minor thoroughfare. He stated that the property is immediately north of US Highway 64 Bypass under construction. He stated that the property at 3367 Zoo Parkway was release from the ETJ in 2013. He stated that both properties were annexed in 2013. The property at 3367 Zoo Parkway was zoned back to R40 (zoning prior to release from ETJ). He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:

Village Activity Center (property at corner of Zoo Pkwy and Old Cox Road)
Conservation Residential (3367 Zoo Parkway)

Growth Strategy Map:

Primary Growth

Goals/Policies Supporting Request (6):

- **Checklist Item 1: Compliant with LDP Proposed Land Use Map (Northern Parcel)**
- **Checklist Item 4: Compatible with surrounding land uses**
- **Checklist Item 5: Complies with Growth Strategy Map**
- **Checklist Items 12-14: Outside of watershed, flood area, areas with steep slopes**

Goals/Policies Not Supporting Request (1):

- **Checklist Item 1: Complies with LDP Proposed Land Use Map (Sothern Parcel)**

He then gave staff's consistency statement, which included the following:

- **Area has transitioned to non-residential uses more consistent with Village Center designation**
- **Growth Strategy Map's primary growth designation**
- **Proposed US Hwy. 64 Bypass**
- **Other OA6 properties in area**
- **Environmental factors**

He stated that in light of the above analysis, staff recommends approval of the request.

Mr. Henderson asked why the property was zoned conditional use, to which Mr. Evans replied that it was rezoned 15 years ago and there wasn't as much non-residential development in that area at the time, therefore a conditional use permit was a safer option for the property.

Mr. Steve Rumbley spoke on the property stating that all the other property around the subject property is designated OA6 and this rezoning would allow all properties to have the same zoning, which would make it easier for future expansion plans that they may have in future years.

Mr. Buffkin moved to recommend approval of the rezoning request as well as staff's consistency statement. Ms. Garner seconded the motion and the motion carried unanimously.

- b) RZ-17-16: REQUEST TO REZONE PROPERTY LOCATED AT 1828 AND 1834 RAYBURN STREET, PLUS PROPERTY LOCATED ON THE WEST SIDE OF RAYBURN STREET (PARCEL IDENTIFICATION NUMBERS 7762574796 AND 7762575924) FROM R10 (MEDIUM-DENSITY RESIDENTIAL), B2 (GENERAL COMMERCIAL) AND I1 (LIGHT INDUSTRIAL) TO O&I (OFFICE & INSTITUTIONAL)**

Mr. Evans gave a visual presentation of the rezoning case located at 1828 and 1834 Rayburn Street as well as a property located on the west side of Rayburn Street. He stated that the request was to rezone from R10, Medium-Density Residential, B2, General Commercial, and I1, Light Industrial to O&I, Office & Institutional. He stated that the applicant was Timothy Poindexter with God Outreach Ministries. He listed the parcel numbers 7762575924, 7762574796, 7762578959, and 7762578920 as the subject

parcels. He stated the size was 3.4 acres +/- total. He stated that the existing land use is a Place of Worship/Undeveloped. He showed overview, rezoning, topographic/utilities, and aerial maps of the subject property as well as photographs from all directions. He stated that Rayburn and Cornell Streets are city-maintained streets approximately 16' to 20' wide. He stated that the current Place of Worship use may expand with a Special Use Permit when located within a residential zoning district. He stated that B2/I1 zoning districts are on a portion of the properties. B2 allows a wide number of uses. I1 allows manufacturing, warehouse, wholesale, and some commercial uses. He stated that there was steep slope/flood are on a small portion of the property.

He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:
Neighborhood Residential
Growth Strategy Map:
Primary Growth

Goals/Policies Supporting Request (3):

- Checklist Item 3(portion): District fits intent of zoning ordinance (overall use as transition serving adjacent residential neighborhoods)
- Checklist Item 2.1.5: Transitional land use
- Checklist Item 12: Outside of Watershed

Goals/Policies Not Supporting Request (3):

- Checklist Item 1: Not consistent with LDP proposed land use map
- Checklist Item 3(portion): Not consistent with zoning ordinance description (due to location on local, residential street)
- Checklist Item 13: Location in a flood hazard area

He then gave staff's consistency statement, which included the following:

- Requested district may have fewer negative impacts than current zoning designations
- History of property for institutional use and accommodation of future use
- Transitional land use between industrial/commercial and residential zoning
- Unlikely to create environmental impacts

He stated that in light of the above analysis, staff recommends approval of the request. He then asked the board if there were any questions for him at this time.

There were no questions from the Board for Mr. Evans. Although the applicant was present, there were no applicant or citizen comments in favor of or opposed to the request at this time.

Mr. Rush moved to recommend approval of the rezoning request as well as staff's consistency statement. Mr. Henderson seconded the motion and the motion carried unanimously.

c) RZ-17-17: REQUEST TO REZONE PROPERTY LOCATED AT 151 W. PRESNELL STREET FROM R10 (MEDIUM-DENSITY RESIDENTIAL) TO OA6 (OFFICE-APARTMENT)

Mr. Evans gave a visual presentation of the rezoning case located at the 151 West Presnell Street. He stated that the request was to rezone from R10, Medium-Density Residential to OA6, Office-Apartment. He stated that the applicant was White Oak Associates and that attorney Michael Miller was the agent on their behalf. He stated that the parcel number was 7751853863. He stated that the size of the property in question was 0.48 acres +/- of 0.59 acres +/- total. He stated that the existing land use is a Single-Family Dwelling. He showed overview, rezoning, Center City Planning Area, topographic/utilities, and aerial maps of the subject properties as well as photographs from all directions. He stated that West Presnell Street is a state-maintained minor thoroughfare at this location. He stated that improvements to intersection of North Fayetteville Street, including dedicated left turn lane onto northbound N. Fayetteville

Street, will improve traffic flow in area. He stated that the requested OA6 zoning district allows both residential and limited non-residential uses.

He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:

City Activity Center

Growth Strategy Map:

Primary Growth

Goals/Policies Supporting Request (6):

- **Checklist Item 1: Complies with LDP map.**
- **Checklist Item 3: Fits zoning ordinance statement of intent**
- **Checklist Item 5: Complies with Growth Strategy Map**
- **Checklist Item 12-14: Outside watershed, flood area, areas with steep slopes**

Goals/Policies Not Supporting Request : N/A

He then gave staff's consistency statement, which included the following:

- **Designation as part of City Activity Center encourages mix of uses**
- **Direct access to minor thoroughfare and proposed intersection improvements at N. Fayetteville Street intersection**
- **Environmental factors**

He stated that in light of the above analysis, staff recommends approval of the request and that he would answer any questions that the board had. The board had no questions for Mr. Evans at this time.

Mr. Michael Miller, the attorney representing the applicant, addressed the board and stated that the corridor of Presnell Street has changed a lot and many health facilities are in the area now. He stated that the property owner is in support of the request and there are no objections from the neighboring property owners. He stated that a likely plan is to remove the existing single-family dwelling on the property. He stated that he was aware on the limits on impervious surface and agrees with staff's recommendation. The board had no questions for Mr. Miller at this time. No one else spoke for or in opposition to the request.

Mr. Henderson moved to recommend approval of the rezoning request as well as staff's consistency statement. Ms. Garner seconded the motion and the motion carried unanimously.

d) RZ-17-18: REQUEST TO REZONE PROPERTY LOCATED AT 458 AND 468 VETERANS LOOP RD. FROM R10 (MEDIUM-DENSITY RESIDENTIAL) TO I2 (GENERAL INDUSTRIAL)

Mr. Evans gave a visual presentation of the rezoning case located at the 458 and 468 Veterans Loop Road. He stated that the request was to rezone from R10, Medium-Density Residential to I2, General Industrial. He stated that the applicant was Larry McKenzie and Amber McKenzie Vancannon and that H.R. Gallimore was the applicant's agent. He stated that the parcel number was 7659384087. He stated that the size of the property in question was 5.61 acres +/- total. He stated that the existing land use is undeveloped (previously Single-family dwelling). He showed overview, rezoning, topographic/utilities, and aerial maps of the subject properties as well as photographs from all directions. He stated that Veterans Loop Road is a state-maintained road. He also stated that recent completion of New Century Drive directly connects the property between Southmont Road/US 22 Business and McDowell Road/I-73/I-74 interchange.

He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:
Employment Center
Growth Strategy Map:
Economic Development

Goals/Policies Supporting Request (7):

- Checklist Item 1: Complies with LDP map.
- Checklist Item 3: Fits zoning ordinance statement of intent
- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Item 9: Benefit city-designated Economic Development area
- Checklist Item 12-14: Outside watershed, flood area, areas with steep slopes

Goals/Policies Not Supporting Request (1):

- Policy 2.1.5: Transition between high intensity use (i.e. Industrial) and low intensity use (i.e. Single-Family Residential)

He then gave staff's consistency statement, which included the following:

- Economic development opportunities in designated employment center
- Increasingly industrial nature of area
- Improvements to transportation network and access to interstate (I-73/I-74) corridor
- Performance standards can mitigate negative impacts (if any) of industrial use(s)
- Environmental factors

He stated that in light of the above analysis, staff recommends approval of the request and that he would answer any questions that the board had. The board had no questions for Mr. Evans at this time. The applicant, Larry McKenzie, was present but did not speak concerning the request. No one spoke in favor of or in opposition to the request.

Ms. Garner moved to recommend approval of the rezoning request as well as staff's consistency statement. Mr. Buffkin seconded the motion and the motion carried unanimously

SUBDIVISION ITEMS:

SUB-17-04: JACKSON'S RUN (SKETCH DESIGN)

STAFF NOTE: THIS SUBDIVISION INCLUDES PROPERTY THAT WAS FORMERLY REVIEWED AS WATERFORD VILLAS, PHASE 2

Mr. Evans gave a visual presentation of the sketch design for Jackson's Run (including property that was formerly reviewed as Waterford Villas Ph. 2 and portion of existing Waterford Villas Ph. 1). He stated that the applicant was Wade Journey Homes and the request was for Subdivision Sketch Design approval. He listed the parcel numbers as 7763265981, 7763275095, 7763270025, 7763265467, 7763265562, and a portion of 7763164590. He stated that the size of the properties in question is 131 acres +/- common area. He also stated that the average lot size is 2,222.81 square feet. He also mentioned that the amount of linear feet of public street would be 4,431.4' (0.84 miles +/-). He then showed the board overview, topography/utilities, and aerial maps, as well as the proposed plat and an aerial view of the subdivision showing utilities. He mentioned that the reason for the new sketch design was due to a changes to Waterford Villas Ph. 2. He stated that Phase 1 was shown because of the placement of lakes into Jackson's Run, including the dam. He then listed department comments as follows:

Public Works:

1. Water/sewer certifications and as-built engineering required with final plat.

2. Public Works needs new construction plans submitted prior to starting development on the site for review showing the proposed locations of individual water & sewer services with connections to the mainlines for each proposed unit.

Engineering: Comments/corrections pending.

Planning:

1. Proportionate amount of recreation space required.
2. Prior to construction, adoption of "Final Decision Document" and other regulatory requirements must be met.
3. HOA documents recorded with final plat (including restrictions on RV's and maintenance mechanisms).
4. No final plat shall be approved unless and until public street access to Forest Park Drive is provided.
5. No final plat shall be approved unless appropriate turnaround area approved by the city is provided or available.
6. A maximum of thirty (30) dwelling units may receive certificates of occupancy with a single means of public street ingress and egress to Forest Park Drive.
7. Other plat comments/corrections are pending (as of 10-31-17).

Fire Department: Proposed turnaround/hydrant locations are adequate.

At this time Mr. Evans stated that if the board had any questions he would answer them. The board had no questions for Mr. Evans at this time.

Mr. Daniel Stickler addressed the board, stating that he was the owner of the property and that he has worked with the neighbors in Phase 1 to reach the conclusion of a separate subdivision. There were no questions for Mr. Stickler at this time.

Mr. Robert Bloh stated that the homeowners within the subdivision have had multiple, extensive meetings and are in full agreement with this proposal. He stated that he recommended approval of the request. There were no questions for Mr. Bloh at this time.

Mr. Buffkin asked if Phase 1 had any common area, to which Mr. Evans stated that Phase 1 does have common area.

Mr. Rush moved to approve the subdivision sketch design request. Mr. Buffkin seconded the motion and the motion carried unanimously.

CONSIDERATION OF PROPOSED 2018 MEETING DATES

Mr. Nuttall presented a potential schedule and noted that no action was needed for this item. He stated that a more concrete schedule will be presented at the December meeting. Ms. Garner inquired about April 2, which was highlighted with a question mark. Mr. Nuttall stated that Good Friday would be the Friday before and this was highlighted for the purpose of pointing out Good Friday.

ITEMS NOT ON THE AGENDA

Mr. Luck stated that there would be a variance case in the coming months.

ADJOURNMENT

With no further business to come before the board, Mr. Lindsey adjourned the meeting.

Bradley Morton, Planning Board Secretary

Van Rich, Planning Board Chair



SUB-17-04: Jackson's Run
Subdivision Preliminary Plat Review

(Forest Park Drive)

Staff Report

SUBDIVISION STAFF REPORT

Preliminary Plat

CASE # SUB-17-04

Date 12/4/2017 PB
12/7/2017 Council

GENERAL INFORMATION

Subdivision Name Jackson's Run
Requested Action Subdivision Preliminary Plat
Applicant Wade Journey Homes
Address 3300 Battleground Ave., Suite 230, Greensboro, NC
Phone 336-282-3606
Location Terminus of Waterside Dr. north of Hub Morris Road approximately 600' east of North Fayetteville St./west side of Forest Park Drive

PARCEL INFORMATION

PIN 7763265981, 7763275095, 7763270025, 7763265467, 7763265562, 7763164590 (portion)
Size 38.787 acres +/- (all six parcels) **Number of Lots** 131 + common area
Existing Zoning CU-RA6/R10 **Average Lot Size** 2,222.318 sq. ft.
Existing Land Use Planned Unit Development (this phase is uncompleted).
Surrounding Land Use
North Medium-density residential **East** Low- to Medium-Density Res.
South PUD/Low-Med. Density Res. **West** Low-Density Residential/Commercial/Industrial

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth
Proposed Land Use Map Neighborhood Residential
Small Area Plan Map Northeast
Identified Activity Center? No

Development Issues

In addition to other comments/conditions noted, approval of the sketch design was made subject to the following:

1. Required recreation area(s) as specified by the ratio provided in Table 200-1 shall have been installed or guaranteed as specified by Section 1006 of the Asheboro Zoning Ordinance at least proportionate to the land area being recorded on any final plat.
2. Prior to construction, approval of the "Final Decision Document" and all applicable regulatory approvals shall be granted.
3. Homeowners' documents, shall be recorded with the final plat, including restrictions concerning recreational vehicle parking and maintenance mechanisms for the common area.
4. No final plat shall be approved unless and until public street access to Forest Park Drive is provided.
5. No final plat shall be approved unless appropriate turnaround area approved by the city is provided or available.
6. A maximum of thirty (30) dwelling units may receive certificates of occupancy with a single means of public street ingress and egress to Forest Park Drive.

SUBDIVISION STAFF REPORT

Preliminary Plat

DEPARTMENT COMMENTS

Engineering

Plat comments/corrections are pending (as of 11-29-17)
Review of plans and profiles for streets and utilities (water/sewer) is pending. Plans and profiles must meet Engineering and other applicable departmental comments prior to approval by City Council.

Public Works

Comments relate to attached memo from Water Resources Department.

Planning

Plat comments/corrections are pending (as of 11-29-17), including revision of plat to reflect that only Jackson's Run is included with the preliminary plat review. Staff Note: The Conditional Use Permit that was approved by Council during its November 9, 2017 meeting reflected amendments to the Conditional Use Permit for Jackson's Run and required Waterford Villas, Phase 1 to be shown on the plat. The preliminary plat does not include a review of Waterford Villas, Phase 1, therefore one of the plat corrections is to remove site data for this development from the preliminary plat.

Prior to construction, the following is required:

- a.) City Council approval of Final Decision Document for CUP-17-14/SUB-17-04
- b.) The applicant shall meet all applicable NCDOT, NC Dept. of Environmental Quality requirements (including erosion control)
- c.) Issuance of Zoning Compliance Permit and other permits as required

Other

See attached memo from Water Resources Department.

Staff Recommendation

Staff's recommendation is pending (as of 11-29-17).

Planning Board Recommendation

The Planning Board will consider this request during its December 4, 2017 meeting. A recommendation will be available after this meeting.

Water Resources Division
146 N Church Street
PO Box 1106
Asheboro, NC 27204-1106



Tel: 336-626-1201 Ext. 258

Fax: 336-626-1218

MEMORANDUM

TO: John Evans, Community Development Assistant Director

FROM: Michael D. Rhoney, PE, Water Resources Director

MDR

DATE: November 28, 2017

RE: Jackson's Run Utility Issues

Upon reviewing the Preliminary Plat for Jackson's Run Subdivision, there are several issues that need to be addressed. The City of Asheboro can't turn on water service to a new residence until a final plat is recorded. This project has extenuating circumstances that may complicate the process. All previously installed water and sewer improvements that have not been approved will need to be properly tested. This testing will include pressure testing and bacteriological testing of the water mains as well as air and vacuum testing of the sewer mains and manholes. Any previously installed water and sewer connections will be inspected and required to meet City standards and specifications.

Any proposed utility improvements will need be designed by a professional engineer. The City will also require as-built construction drawings sealed by a professional engineer for all water and sewer improvements currently installed but not approved. Any water and sewer improvements that do not fall in the platted street right of way will require permanent twenty foot utility easements from the HOA to the City of Asheboro on the final recorded plat.

Complications may arise if the development is phased. If the developer chooses to proceed in phased development, all of the above stated testing will need to be complete in full to be able to record a final plat. However, valves can be installed at phase lines to break the testing up by phase if the developer chooses not to complete all utility requirements at once. All lines providing service to a phase will require the above mentioned testing and as-built drawings.

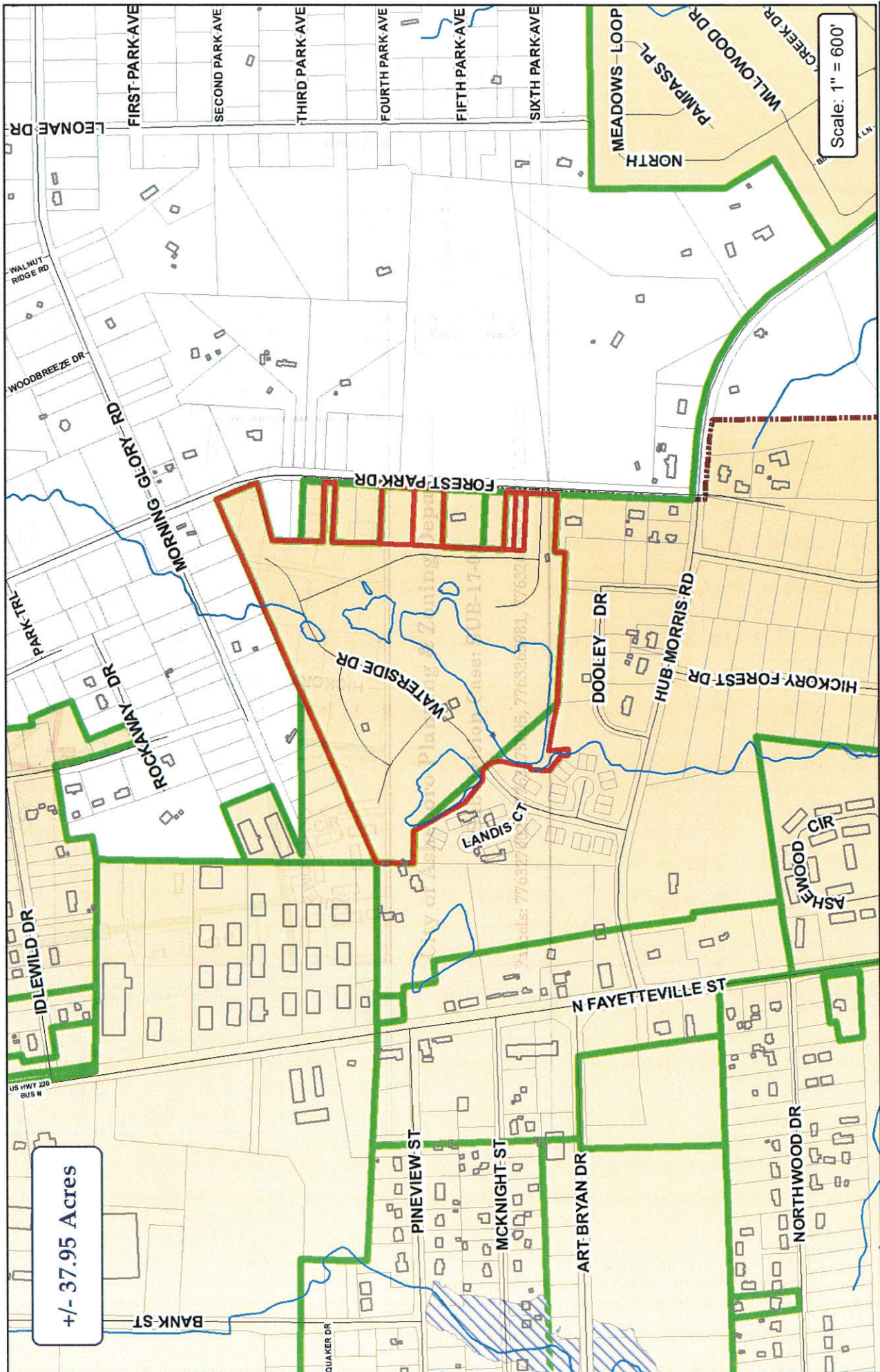
Please be advised that a separate service is required for each dwelling unit. The City will only maintain utilities within the platted street right-of-way and permanent utility easements. Any service lines on HOA property will be maintained by the individual homeowners.

Many of the proposed dwelling units will require new water and sewer connections. These can be obtained from the City of Asheboro Engineering Department. A complete ¾" meter service is \$2000.00 including the meter installation. A 4" sewer service \$1300.00. Each proposed unit that does not have a previously installed service will cost a total of \$3300.00. All previously installed water services will require the purchase of a water meter from the Engineering Department for \$250.00 each. The developer has an option to hire a licensed contractor install new water and sewer service connections to proposed dwelling units as specified on the engineering drawings provided for proposed utility improvements. Regardless, all services require

the purchase of a water meter from the Engineering Department for \$250.00 each.

Installation of all proposed utility improvements and testing shall be coordinated with the City of Asheboro Public Works Division.



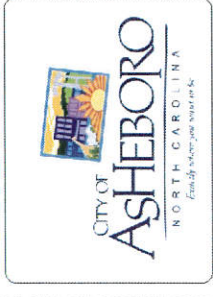


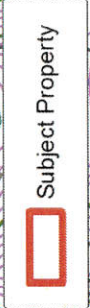
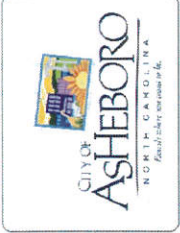
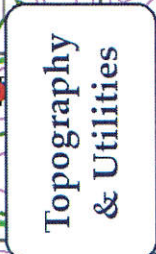
Subject Property
Zoning
City Limits

City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-17-04

Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467





Scale: 1" = 400'

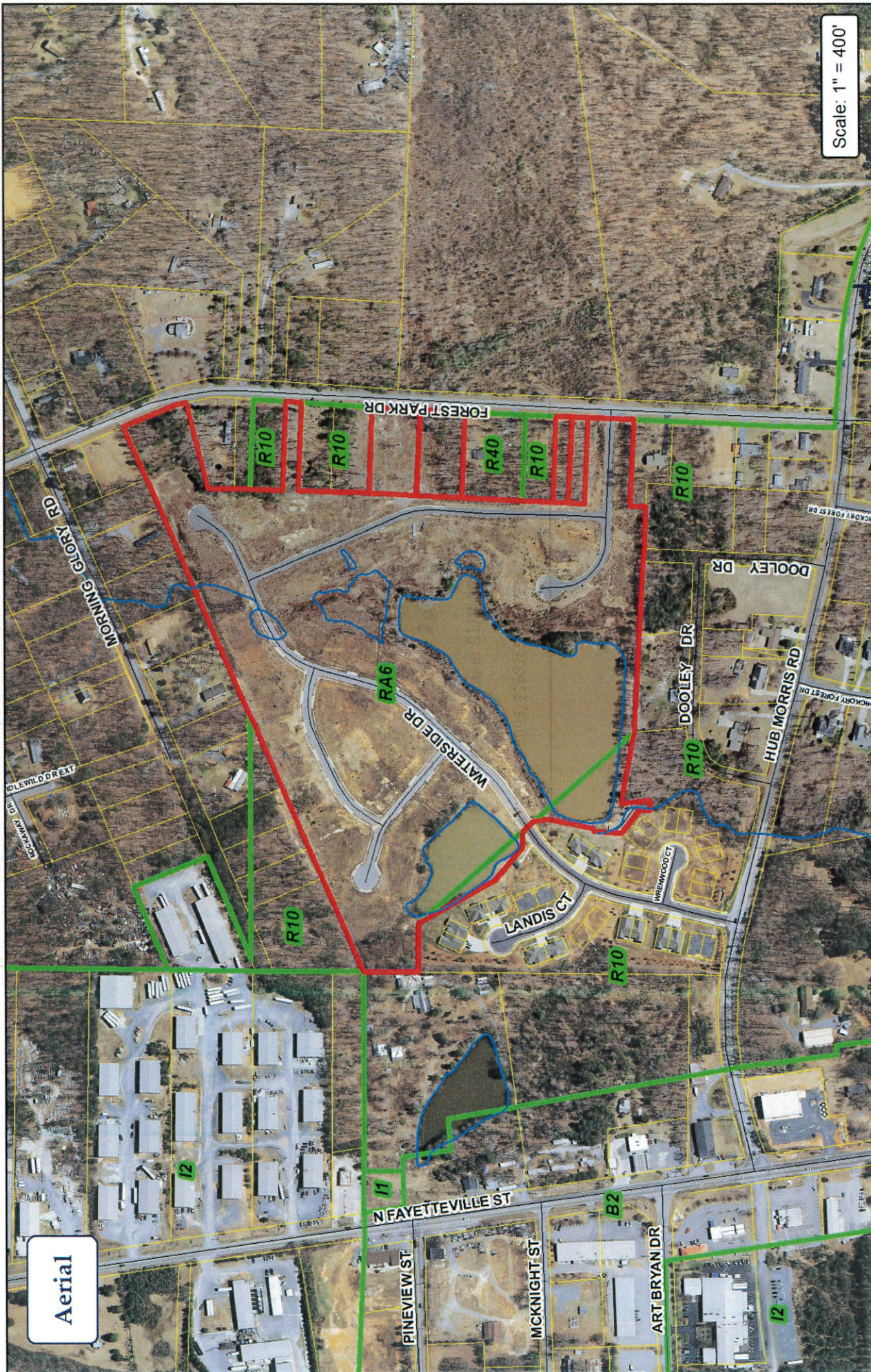


City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-17-04

Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467

	Water Main		Fire Hydrant
	Sewer Main		Pump Station
	Force Main		



Scale: 1" = 400'



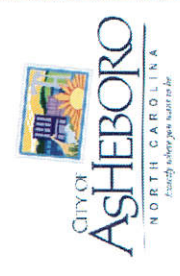
Subject Property

Zoning

City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-17-04

Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467





Planning Board Functioning as Board of Adjustment:

(Case No. BOA-17-03: Variances from required front yards (setbacks) (Asheboro
Zoning Ordinance Table 200-1)
1080 W. Dixie Drive

Board of Adjustment Staff Report

Case: BOA 17-03

Date: December 4, 2017

Requested Action: Variance from Table 200-1 of the Asheboro Zoning Ordinance, which regulates required yards (setbacks).

GENERAL INFORMATION:

Applicant: Barry Betts

Address: PO Box 111

Phone: (336) 964-5814

Location of Affected Property: 1080 W. Dixie Dr. (PIN 7750257610)

Size: 2.38 Acres **Existing Zone:** B2: General Commercial

Existing Land Use: Vacant

Surrounding Land Use:

North: Commercial

East: Commercial/Interstate 73/74

South: Commercial/US Hwy 64

West: Commercial

Land Development Plan: Primary Growth/Commercial

ANALYSIS

A variance request was properly filed on November 3, 2017 for PIN 7750256631 containing 3.33 acres. All required hearing notice was properly executed based on the preceding property data. Subsequent to application submission, the property owner subdivided (Plat BK 154, PG 13/Deed BK 2572 PG 858) PIN 7750256631, creating two legal, conforming B2 lots. The portion of PIN 7750256631 subject to variance request is now identified by PIN 7750257610. PIN 7750257610 is also under new ownership, Best Betts Properties, LLC, for which the previous owner, Barry T. Betts, is the President.

A structure (1080 W. Dixie Dr.) was located on the property until this year. That structure, previously used for Rental/Sales of Domestic Vehicles, was relocated to an adjoining lot across Brookway Road. The lot features multiple street frontages, for which the B2 zoning district requires a 25 foot minimum front yard (setback). The applicant intends to redevelop the lot for a mini warehouse use, and requests a variance to reduce the minimum required front yard to 8.14 feet along the eastern portion of the lot that adjoins access ramp to I-73/74 & US220 S.

The concurring vote of four-fifths of the Board shall be necessary to grant a variance. (904.2)

When unnecessary hardships would result from carrying out the strict letter of the zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

All of these findings of fact shall be made in the indicated order by the Board of Adjustment, which is not empowered to grant a variance without an affirmative finding of fact on all four categories above. Each finding of fact shall be supported by substantial evidence in the record of proceedings before the Board.

The Board may impose appropriate conditions upon the granting of any variance provided that the conditions are reasonably related to the variance. Violation of such conditions shall be a violation of this Ordinance. (905)

I have found all the findings of fact as listed above in favor of the applicant.

Variance: Reduction in minimum Required Front Yard, as required by Table 200-1, to 8.14 feet along the eastern portion of the lot that adjoins access ramp to I-73/74 & US220 S.

Member's Vote: Yes _____ No _____

Signature _____

STATEMENT BY APPELLANT/APPLICANT:

In the space provided below and/or on the back of this form, please state the facts and line of argument that you believe support your appeal, request for a variance, or request for an interpretation of the Zoning Ordinance. In providing this information, please state the precise action that you would like to see taken by the Board of Adjustment.

Due to the topography of the land the buildings cannot be shifted enough to make all three sides that have a 25' set back comply. To shorten the building down to the next smaller size to make that one corner 25' off would marginalize the project due to the cost of land (and tax cost of the land and project after completion) There is no harm to the safety of the public and the set back requirements are met on all but a few feet of over 1200 feet of set back areas. We have done our best to achieve the spirit of the ordinance within the feasibility of the project.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information and belief.



Signature of Applicant

STAFF USE

Received by: JTL Date: 11-3 Case Number: 17-03

[illegible]

HIRAM J. ARZIANO, P.E.
CONSULTING, CIVIL ENGINEER
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EROSION CONTROL SITE
PLAN

Proposed Randolph Storage Buildings

Scale:	Noted	Sheet No.:
Date:	10/12/2017	1
Drawn:	HUM	
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Job No.:	015-17	
		Of: 2 Version: 1



Scale: 1" = 200'

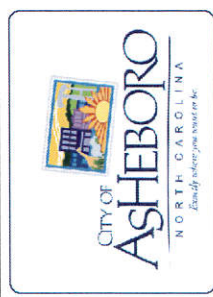


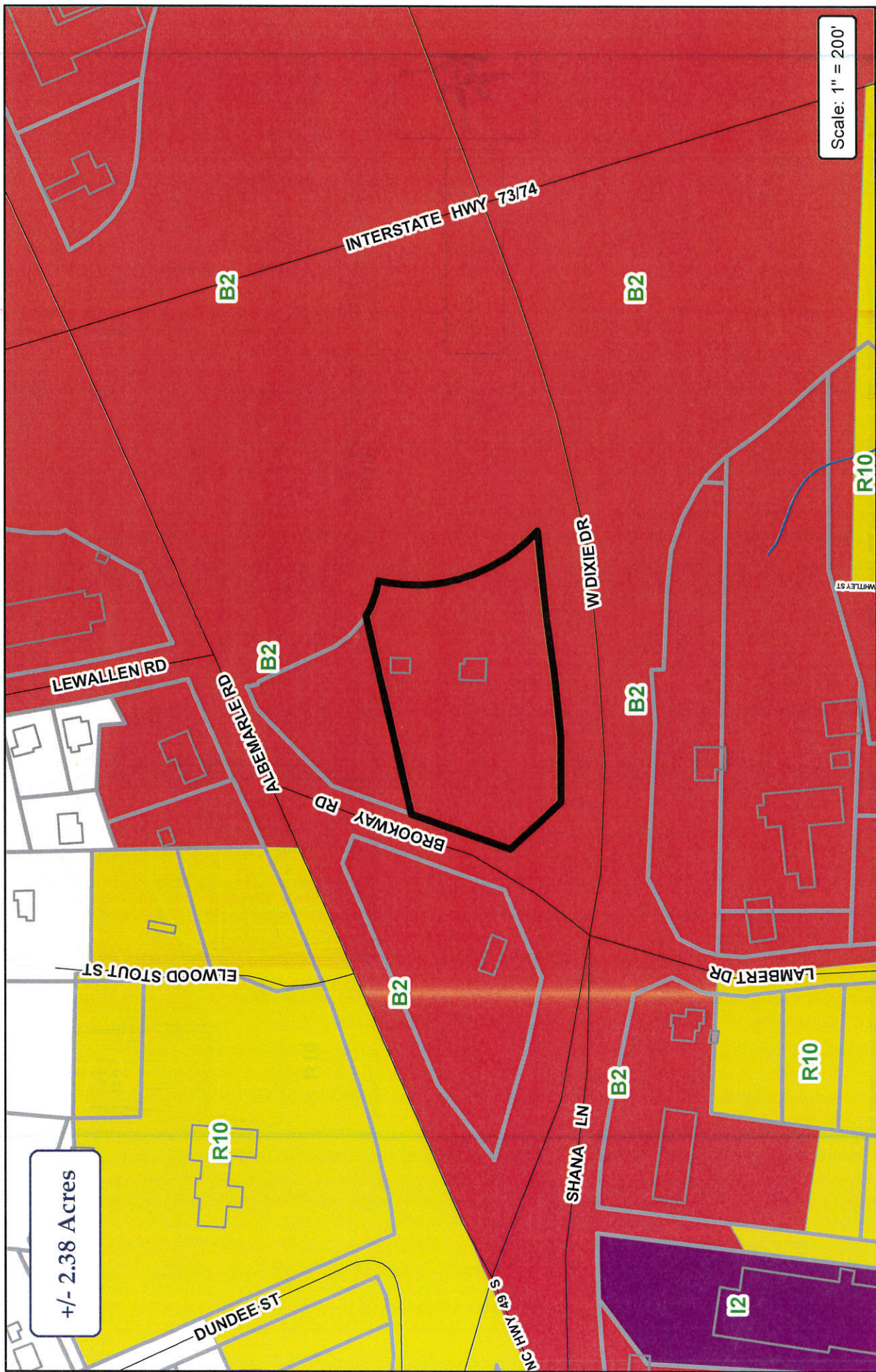
 Subject Property

City of Asheboro Planning & Zoning Department

Variance Case: 17-03

Parcels: 7750257610





+/- 2.38 Acres

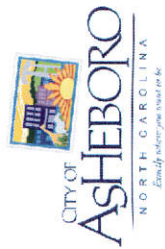
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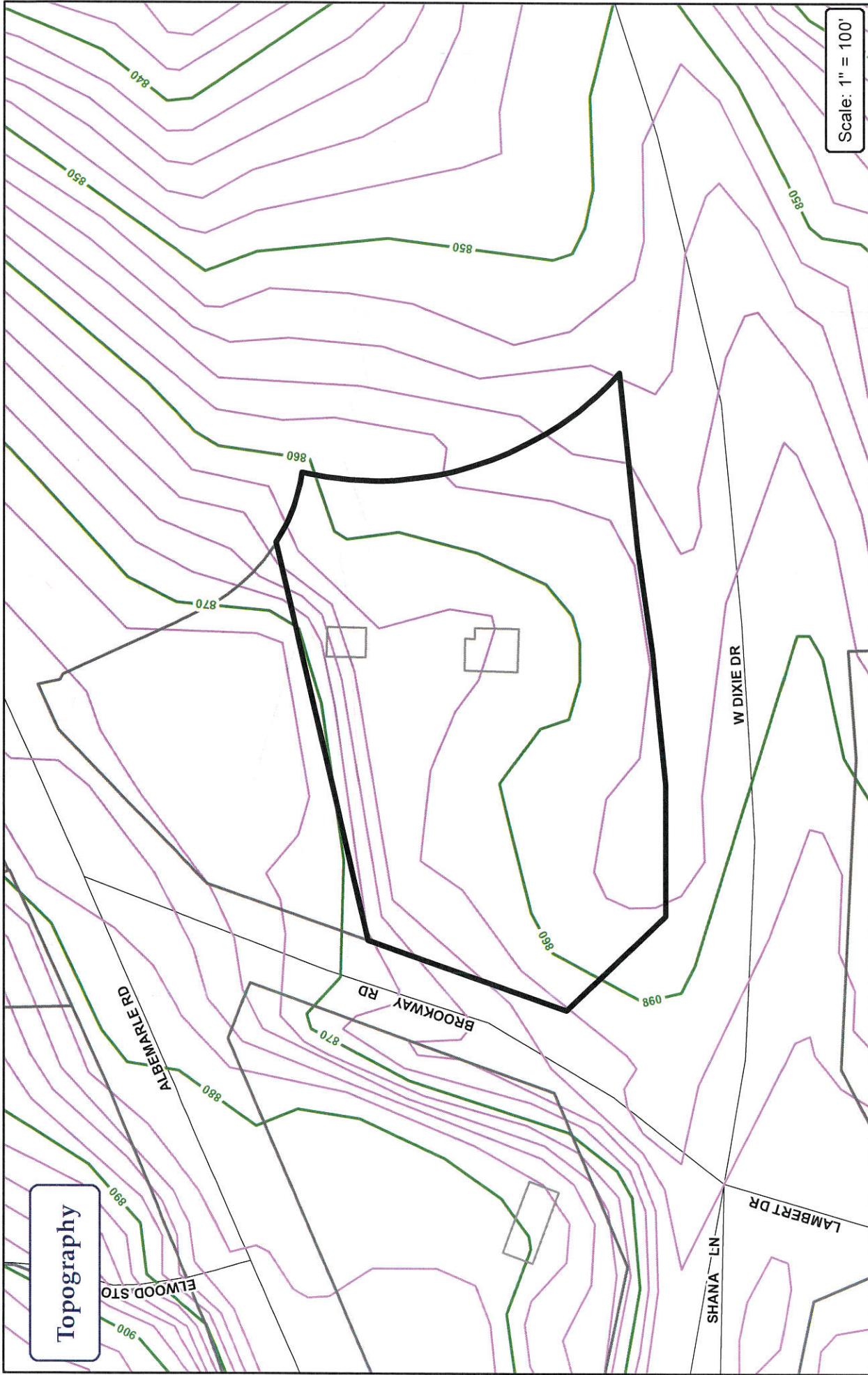
City of Asheboro Planning & Zoning Department

Variance Case: 17-03

Parcels: 7750257610

Subject Property

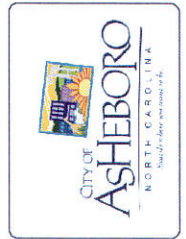




City of Asheboro Planning & Zoning Department

Variance Case: 17-03

Parcels: 7750257610





Proposed 2018 Meeting Dates

The Planning Board was presented with proposed meeting dates during its November 6, 2017 meeting. The following list of meeting dates will be considered and acted on during the December 4, 2017 Planning Board meeting.

Planning Board Proposed 2018 Meeting Dates

~~Monday, January 8, 2018*~~ Tuesday, January 2, 2018*

Monday, February 5, 2018

Monday, March 5, 2018

Monday, April 2, 2018

Monday, May 7, 2018

Monday, June 4, 2018

Monday, July 9, 2018**

Monday, August 6, 2018

Monday, September 10, 2018***

Monday, October 1, 2018

Monday, November 5, 2018

Monday, December 3, 2018

*City Hall is closed on January 1, 2018 in observance of New Year's Holiday. The previously proposed January meeting date was January 8, 2017. However, at the November 9th City Council meeting, Council expressed the desire to have its regular meeting on January 4, 2018. Due to the review sequence for various cases, the January 2, 2018 meeting date is proposed as the Planning Board's January meeting date.

**This date is selected due to July 2, 2018 preceding the July 4, 2018 Independence Day Holiday.

***City Hall is closed on September 3, 2018 in observance of Labor Day