



Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, December 3, 2018
7:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes from November 5, 2018
- III. Review of Cases
- IV. RZ-18-18: Request to rezone from R10 (Medium-Density Residential) and R15 (Low-Density Single-Family Residential) to B2 (General Commercial): 132 Gum Street
- V. Request for adoption of 2019 meeting dates
- VI. Items Not on the Agenda
- VII. Adjournment

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**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, NOVEMBER 5, 2018
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:

Van Rich) - Chair
Lynette Garner) - Vice Chair

Ritchie Buffkin)
David Henderson)
Michael O'Kelley) - Members Present
Thomas Rush)
Pamela Vuncannon)

John Evans, Assistant Community Development Division Director
Justin Luck, Zoning Administrator/Planner
Brad Morton, Planning Technician/Deputy City Clerk
Jeff Sugg, City Attorney

No citizens were present at this meeting.

CALL TO ORDER

Mr. Van Rich called the Asheboro Planning Board to order.

CONSENT AGENDA ITEMS

Mr. Rich entertained a motion to approve the consent agenda. Mr. Michael O'Kelley moved to approve the consent agenda. Mr. Ritchie Buffkin seconded the motion and the motion carried unanimously. The consent agenda consisted of the following items:

- a) **APPROVAL OF MINUTES FROM 10-1-18**
- b) **APPROVAL OF FINDINGS OF FACT FOR BOA-18-01 1431 E. SALISBURY STREET**

REVIEW OF CASES

Mr. Justin Luck informed the board of the zoning related cases which were heard at the regular October meeting of the Asheboro City Council.

PROPOSED AMENDMENTS TO ASHEBORO SUBDIVISION ORDINANCE

Mr. John Evans gave a visual presentation on the proposed amendments to the Asheboro Subdivision Ordinance. He stated that the applicant is the City of Asheboro and that the purpose of the amendments is to reflect changes in the North Carolina General Statutes and also to address procedural and clerical issues. He then gave a summary of the proposed amendments as follows:

Article IV (Legal Provisions):

- Changes "Planning Director" to "Community Development Director" and adds provision for expedited subdivision review.

Article V (Definitions):

- Mirror subdivision definitions in state law (i.e. subdivision reflecting division in cases of a will)
- Other miscellaneous updates (i.e. changes “Thoroughfare Plan” to “Comprehensive Transportation Plan”.)

Article VI (Compliance with Official Plans)

- Change “Thoroughfare Plan” to “Comprehensive Transportation Plan.”

Article VII (Procedure for Review and Approval of Subdivision Plats)

- Change “Planning Director” to “Community Development Director” and “Public Works Director” to “City Engineer”
- Reiterate surveyor is responsible for plat recordation

Article VIII (Requirements for approval of Subdivision Plats):

- Remove requirements for plats to be printed on mylar. Register of Deeds has digital recordation.
- Eliminate requirement for residual area to be shown with bearings and distances on large tracts of land. Avoids implying a level of precision that may not be confirmed.

He then gave an example to address eliminating the requirement for residual area to be shown with bearings and distances on large tracts of land.

Article IX (Requirements for Approval of Plats)

- Various clerical corrections (i.e. changing NC Dept. of Natural Resources to NC Dept. of Environmental Quality to reflect new agency name).
- Changes to certifications and addition of Community Development Director Certification (stating Subdivision Ordinance requirements apply).
- Reflect current erosion control practice. City of Asheboro Public Works no longer handles erosion control review. NC DEQ administers this program.

Article X (Planned Unit Developments):

- Clarify requirement for H/C spaces in visitor parking
- Remove “Sunset Clause” to street tree provisions allowing street trees within public R/W. Provisions were created in 2008, renewed in 2010, 2012, and 2015.

Article XI (Residential Townhome Developments)

- Clarify requirement for H/C spaces in visitor parking

He then stated that staff’s recommendation was to approve the proposed amendments to the Subdivision Ordinance and would answer any questions that the board had for him. He also mentioned that there has been discussion internally among staff concerning the possibility of future changes to the ordinance regarding landscaping, tree preservation and sidewalk requirements in conventional subdivisions. He invited the Board’s comments on these items. There were no questions or comments for Mr. Evans at this time.

Mr. O’Kelley moved to recommend approval of the proposed amendments to the Subdivision Ordinance. Ms. Garner seconded the motion and the motion carried unanimously. A copy of the official amendments is on file in the Secretary’s office.

ITEMS NOT ON THE AGENDA

There were no items at this time.

ADJOURNMENT

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

Bradley Morton, Planning Board Secretary

Van Rich, Planning Board Chair



RZ-18-18: Request to rezone from R10 (Medium-Density Residential) and R15 (Low-Density Single-Family Residential) to B2 (General Commercial)

(132 Gum Street)

Staff Report

Rezoning Staff Report

RZ Case # RZ-18-18

Date 12/3/18 Planning Board

General Information

Applicant Forest Park Baptist Church, Rev. Joel McDuffy

Address 132 Gum Street

City Randleman NC 27317

Phone 336-498-2445

Location 132 Gum Street

Requested Action Rezone from R10 (Medium-Density Residential) and R15 (Low-Density Single-Family Residential) to B2 (General Commercial)

Existing Zone R10/R15

Existing Land Use Place of Worship

Size 4.1 acres +/-

Pin # 7754909702

Applicant's Reasons as stated on application

We are surrounded by industrial and commercial properties and property is located on Hwy. 220 and is highly traveled. Proposed land use map encourages it to be zoned commercial and so is consistent. This will allow us to be more flexible with future expansion.

Surrounding Land Use

North Commercial/Single-Family

East Single-family

South Commercial/Single-family

West Industrial

Zoning History N/A

Legal Description

The property of Forest Park Baptist Church, located at 132 Gum Street, totaling approximately 4.1 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7754905522.

Analysis

1. The property is inside the city limits.
2. North Fayetteville Street (US 220 Business North) is a state-maintained major thoroughfare. Gum Street is a local, city-maintained street. Forest Park Drive is a state-maintained collector street.
3. North Fayetteville Street in this area consists primarily of commercial and industrial uses. Gum Street and Forest Park Drive contain primarily residential uses, however, they also contain some properties with a history of non-residential uses (place of worship, dental laboratory, retail/child care).
4. The requested B2 district is described by the zoning ordinance 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."
5. The property's current use is a place of worship (i.e. church).
6. Tax records indicated the place of worship was constructed in 1970. When located in a residential district, a place of worship also has the option to obtain a Special Use Permit if significant expansion or modifications are proposed. If located in a B2 General Commercial district, the use is permitted by right, along with other uses permitted in that district.

Rezoning Staff Report

RZ Case # RZ-18-18

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Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation	Commercial
Small Area Plan	Northeast
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.

Checklist Items 12, 13, and 14: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%.

Rezoning Staff Report

RZ Case # RZ-18-18

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LDP Goals/Policies Which Do Not Support Request

Policy 2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office & institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

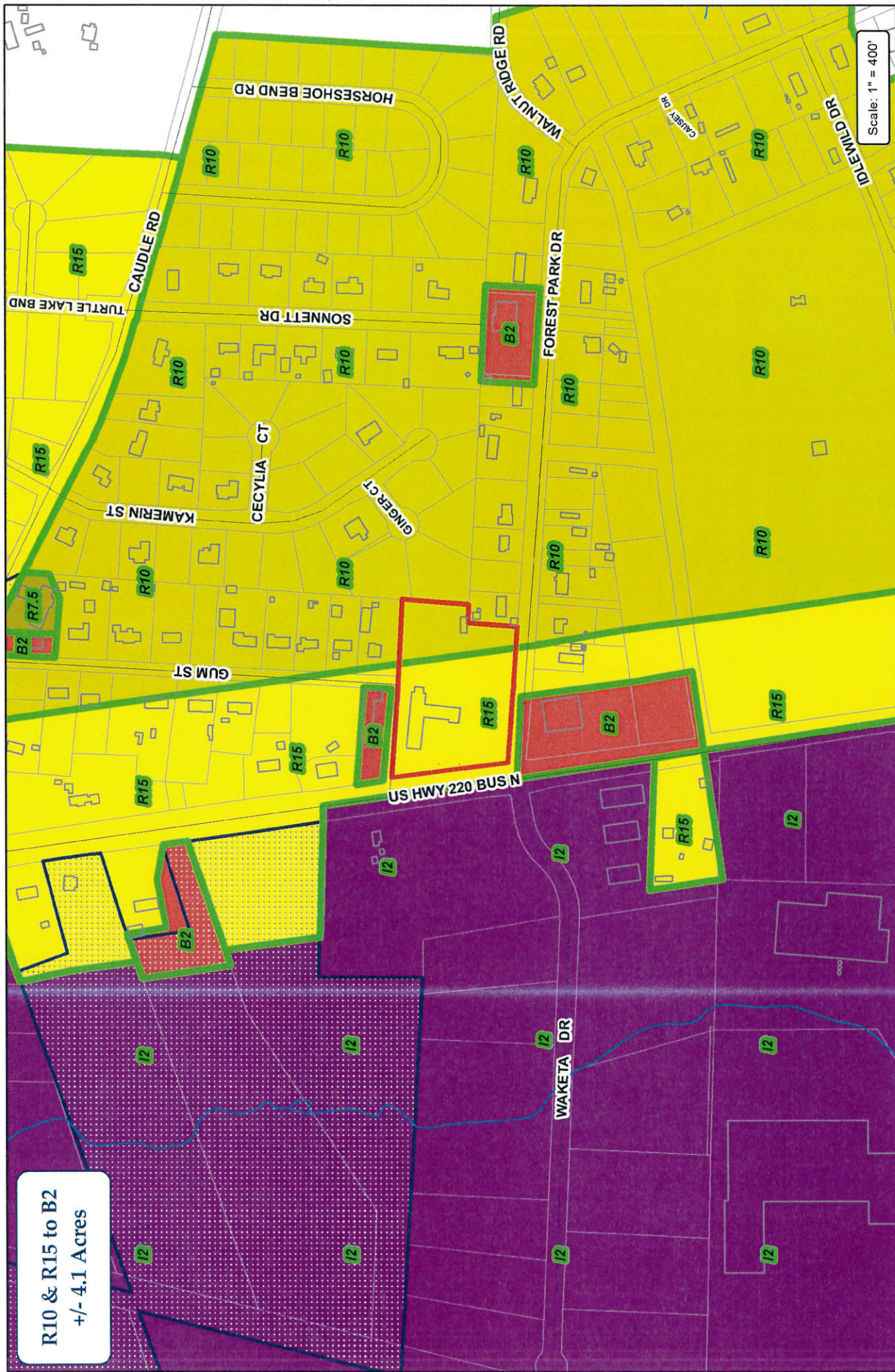
The Land Development Plan map's commercial designation of this property and adjoining properties along this segment of US Highway 220 Business North and in the vicinity support the B2 (General Commercial) district request.

Staff believes the non-residential history of the subject property and commercial uses of properties in the vicinity also support the requested B2 General Commercial designation. The B2 designation will help allow continued investment in property that has a long standing non-residential use.

Also supporting the request are properties to the west being designated as part of an Employment Center and used for heavier industrial activities.

Considering these factors, staff believes the requested B2 zoning district is generally consistent with the Land Development Plan and therefore is generally in the public interest by supporting a reasonable use of property.

Recommendation In light of the above analysis, staff's recommendation is to approve the B2 district request.

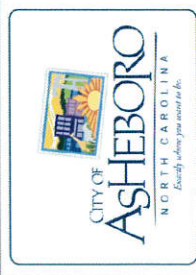
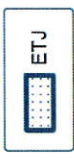


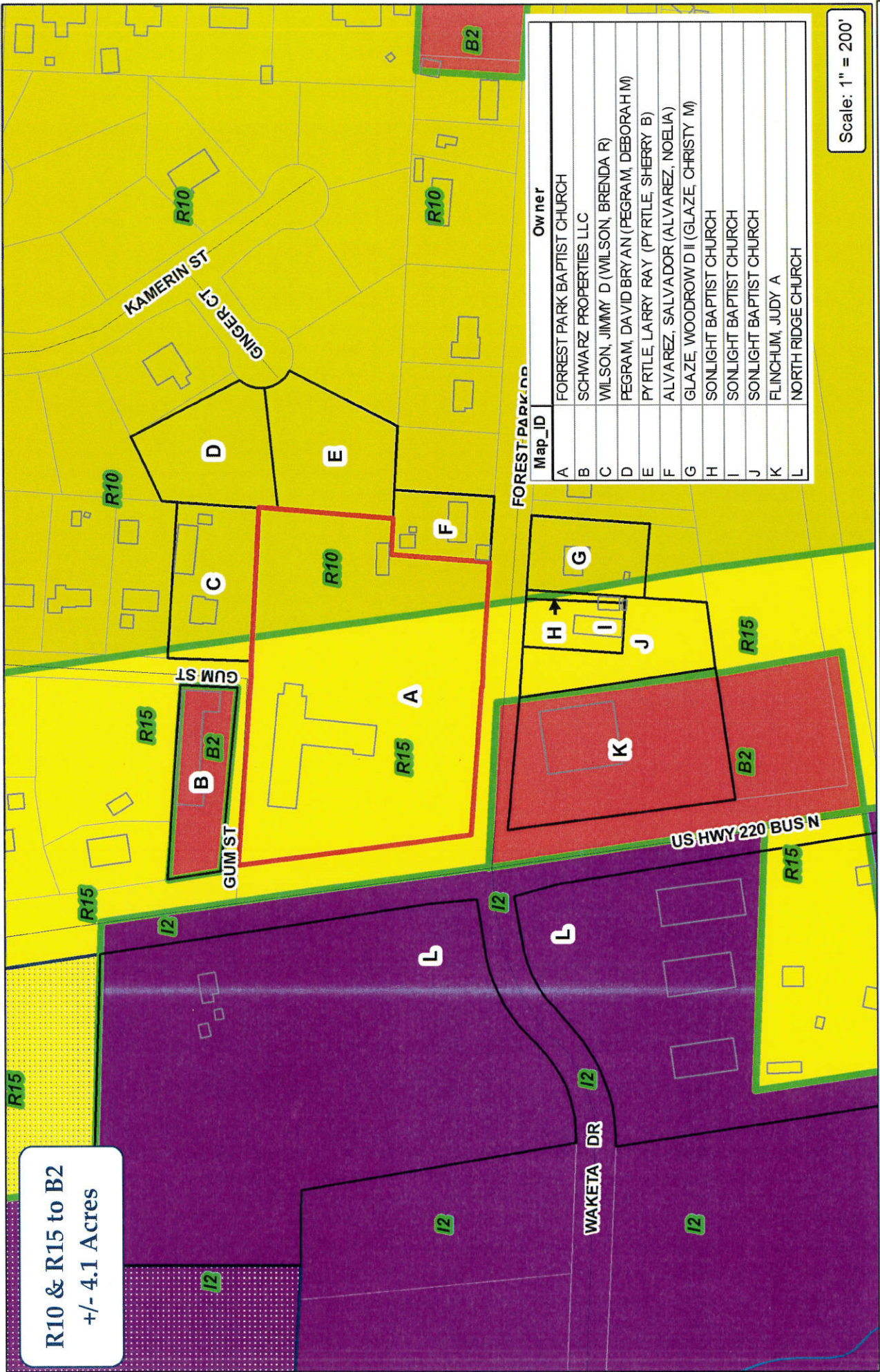
R10 & R15 to B2
+/- 4.1 Acres



Subject Property
Zoning

City of Asheboro Planning & Zoning Department
Rezoning Case: RZ-18-18
Parcel: 7754909702





R10 & R15 to B2
+/- 4.1 Acres

Map_ID	Owner
A	FORREST PARK BAPTIST CHURCH
B	SCHWARZ PROPERTIES LLC
C	WILSON, JIMMY D (WILSON, BRENDA R)
D	PEGRAM, DAVID BRYAN (PEGRAM, DEBORAH M)
E	PYRTLE, LARRY RAY (PYRTLE, SHERRY B)
F	ALVAREZ, SALVADOR (ALVAREZ, NOELIA)
G	GLAZE, WOODROW D II (GLAZE, CHRISTY M)
H	SONLIGHT BAPTIST CHURCH
I	SONLIGHT BAPTIST CHURCH
J	SONLIGHT BAPTIST CHURCH
K	FLINCHUM, JUDY A
L	NORTH RIDGE CHURCH

Scale: 1" = 200'



Subject Property

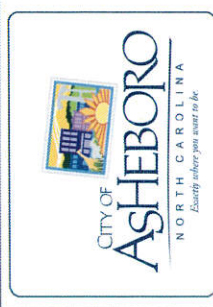
Adjoining Properties

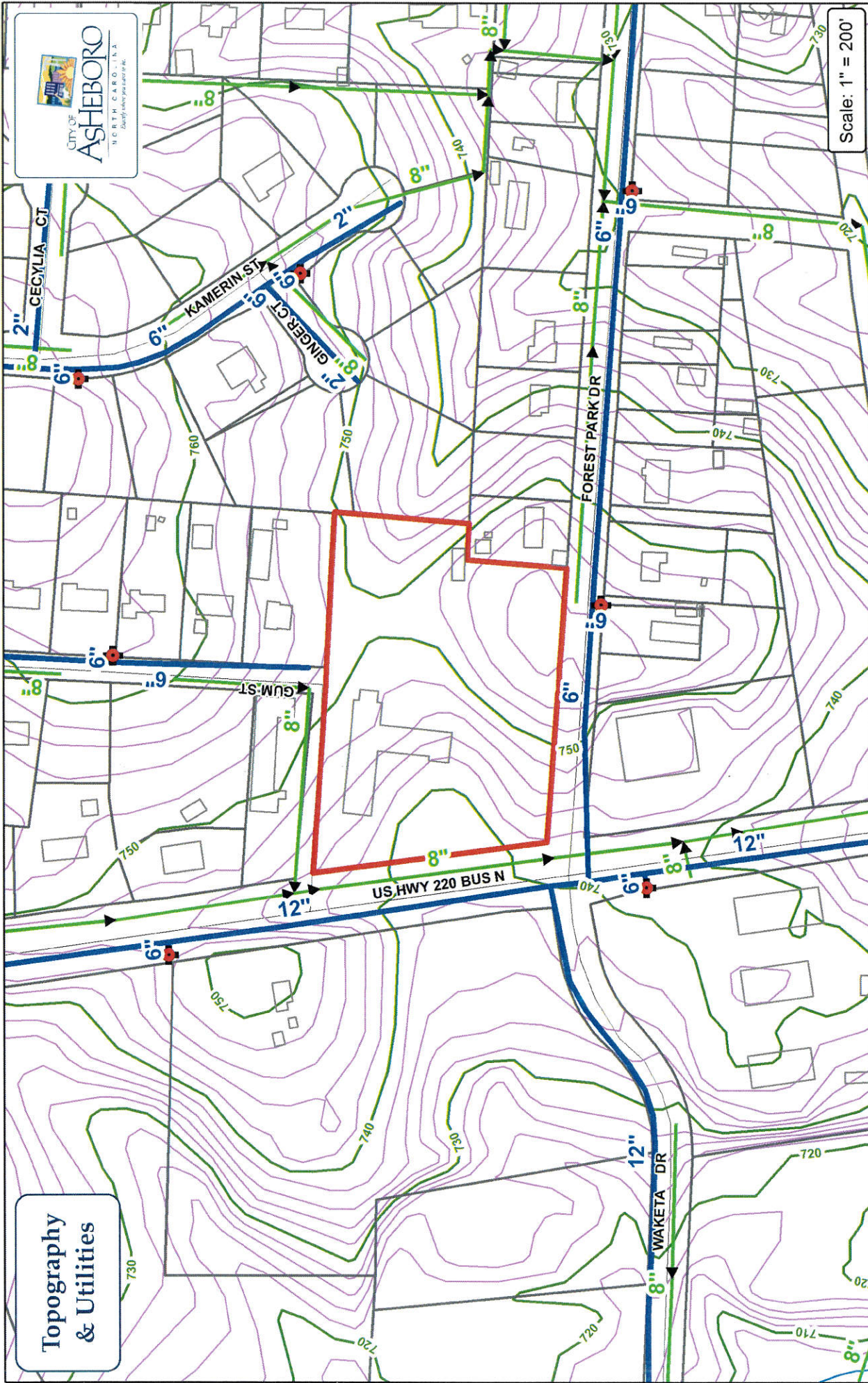
Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-18

Parcel: 7754909702

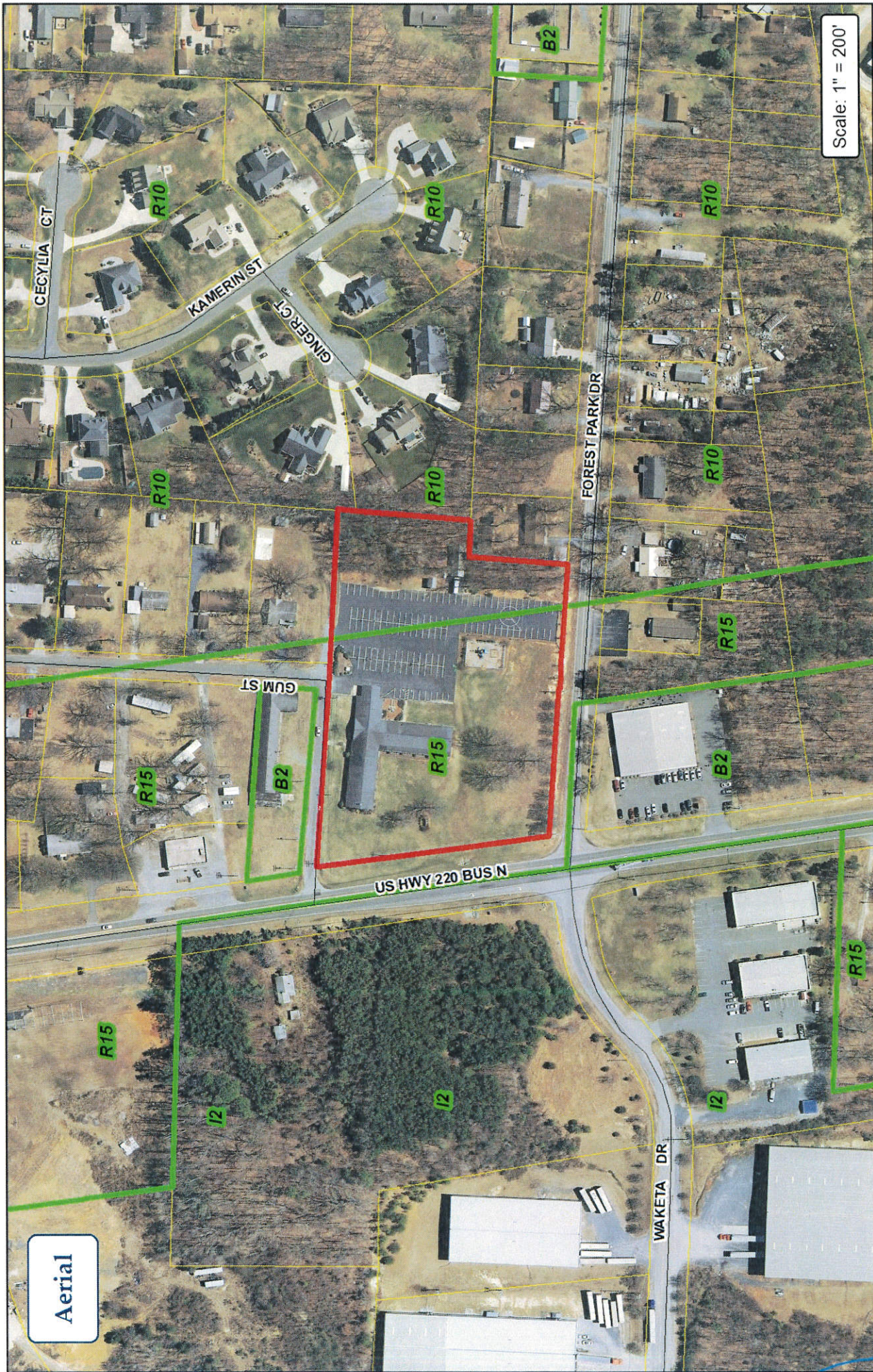




City of Asheboro
Planning & Zoning Department
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Water Main Fire Hydrant
Sewer Main Pump Station
Force Main



Scale: 1" = 200'



Subject Property



Zoning



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-18

Parcel: 7754909702



Aerial



Proposed 2019 Planning Board Meeting Dates

Planning Board Proposed 2019 Meeting Dates

Monday, January 7, 2019

Monday, February 4, 2019

Monday, March 4, 2019

Monday, April 1, 2019

Monday, May 6, 2019

Monday, June 3, 2019

Monday, July 8, 2019*

Monday, August 5, 2019

Monday, September 9, 2019*

Monday, October 7, 2019

Monday, November 4, 2019

Monday, December 2, 2019

*This date is selected due to City Council proposing a July 11, 2018 meeting date (due to City offices being closed on July 4, 2019 in observance of Independence Day). An alternative is to leave the meeting date on July 1, 2019.

**City Hall is closed on September 2, 2019 in observance of Labor Day. Therefore, September 9, 2019 is proposed as the meeting date.