



Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, February 5, 2018
7:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes from January 2, 2018 Meeting
- III. Review of Cases
- IV. Organizational Items
 - a.) Election of Board Officers (Chair and Vice Chair)
 - b.) Appointment of Board Secretary
- V. Presentation by Code Enforcement Officer Ed Brown concerning code enforcement activities
- 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, JANUARY 2, 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
James Lindsey) - Vice Chair

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

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

Four (4) citizens were present at this meeting.

CALL TO ORDER

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

CONSENT AGENDA ITEMS

- a. **Approval of Minutes from December 4, 2017 Meeting**
- b. **Approval of Final Decision Document for BOA-17-03**

Ms. Garner moved to approve the consent agenda items. 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 December meeting of the City Council.

REZONING ITEMS

- a. **RZ-18-01: REQUEST TO REZONE PROPERTY LOCATED AT 3418 US 220 BUSINESS SOUTH FROM R10 (MEDIUM-DENSITY RESIDENTIAL) TO B2 (GENERAL COMMERCIAL)**

Mr. Evans gave a visual presentation of the rezoning case located at 3418 US 220 Business South. He stated that the request was to rezone from R10, Medium-Density Residential, to B2, General Commercial. He stated that the applicant was George Venters and Glandon Forest Equity, LLC. He listed two parcel numbers as 7659555061 and a portion of 7659546951. He stated the size was 2.81 acres +/- . He also stated that the existing land use was undeveloped and was previously a 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 US 220 Business is a state-maintained major

thoroughfare and that Old State Highway is a state-maintained gravel road, approximately 10' wide in this location. He stated that the B2 description is "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." He also included that the property is outside the corporate city limits & requires annexation for city services. He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:
Neighborhood Center

Growth Strategy Map:
Adjacent Developed

Goals/Policies Supporting Request (6):

- Checklist Item 1: Compliant with LDP Proposed Land Use Map
- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Item 7: Complies with Small Area Plan
- Checklist Items 12-14: Outside of watershed, flood area, areas with steep slopes

Goals/Policies Not Supporting Request (2):

- Checklist Item 6: Existing infrastructure availability (specifically *current* road configuration)
- Goal 2.1.5: Lack of transition between commercial and adjoining residential use

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

- LDP designation of property as neighborhood center supports mix of uses, including commercial use, despite infrastructural limitations of road and lack of curb and gutter that would require developer installation of sidewalk
- Permitting requirements of NCDOT address concern over Old State Highway access
- Mix of commercial, industrial, residential uses along US 220 Business
- Environmental factors

He stated that in light of the above analysis, staff recommends approval of the request. He asked the board if there were any questions for him. There were no questions for Mr. Evans.

On behalf of the applicant, Mr. Brent Purdum with Triangle Site Design asked if the board had any questions for him. There were no questions for Mr. Purdum.

Mr. Whitaker 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-18-02: REQUEST TO ESTABLISH INITIAL CITY ZONING (R10 MEDIUM-DENSITY RESIDENTIAL) ON PROPERTY LOCATED AT 200 FOSTER STREET

Mr. Evans gave a visual presentation of the rezoning case located at 200 Foster Street. He stated that the request was to apply City of Asheboro (R10 Medium-Density Residential) zoning to property designated with Randolph County (Residential Exclusive) zoning. He stated that the applicant was the City of Asheboro. He stated that the City is the applicant because the property was recently annexed at the request of the property owner and the City, which is prompting the City to apply zoning to the property. He listed the parcel identification number as 7750736791. He stated the size was 15,454 square feet +/- . He also stated that the existing land use was a single-family dwelling. He showed overview, rezoning, topographic/utilities, and aerial maps of the subject properties as well as photographs from all directions, and pointed out that the subject property has recently been annexed. He also stated that mapping updates reflecting the current annexation are currently being processed. He stated that

Foster Street is a state-maintained road and that the property was released from the ETJ in 2013. It was recently annexed into the city, requiring the city to file the zoning map amendment (rezoning). He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:

Neighborhood Residential (with a further explanation that this was the previous LDP designation when located in the City ETJ)

Growth Strategy Map:

Adjacent Developed (with a further explanation that this was the previous LDP designation when located in the City ETJ)

Goals/Policies Supporting Request (9):

- Checklist Item 1: Compliant with LDP Map
- Checklist Item 4: Compatibility with surrounding land uses
- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Item 7: Compatible with small area plan
- Checklist Item 10: Consistent with Land Category descriptions
- Checklist Items 12-14: Outside of watershed, flood area, areas with steep slopes
- Policy 2.2.1: Appropriate expansion of ETJ

Goals/Policies Not Supporting Request (0):

- N/A

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

- Required by NC Statutes
- Previous neighborhood residential designation, R10 zoning designation and primarily R10 zoning and allowable land uses in area (Single and Two-Family)
- Environmental factors

He stated that in light of the above analysis, staff recommends approval of the request. He then asked the board if they had any questions for him at this time. There were no questions for Mr. Evans at this time.

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

c. RZ-18-03: REQUEST TO REZONE PROPERTY LOCATED AT 1994 US HWY. 64 EAST FROM CU-B2 (CONDITIONAL USE GENERAL COMMERCIAL) TO B2 (GENERAL COMMERCIAL)

Mr. Evans gave a visual presentation of the rezoning case located at 1994 US Hwy 64 East. He stated that the request was to rezone from CU-B2, Conditional Use General Commercial, to B2, General Commercial. He stated that the applicant was William Smith. He listed the parcel identification number as 7771043085. He stated the size was 5.37 acres +/- . He also stated that the existing land use was Rental/Sales of domestic motor vehicles. He showed overview, rezoning, topographic/utilities, and aerial maps of the subject properties as well as photographs from all directions. He mentioned the property is split into two separate tracts and that the topography is steep going to the interior of the lot. He also mentioned that city water is available along US Hwy. 64 East. He stated that US Hwy 64 East is a state-maintained boulevard. He stated that there is an existing Conditional Use Permit (CUP) for rental/sales of domestic motor vehicles on one parcel. The second parcel (on the West side of the property) has not corresponding approved used. He stated that along with other zoning requirements (paved parking, landscaping), the ordinance generally requires developer/owner to install sidewalk on curb and gutter streets for new commercial construction requiring a building permit. He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:
Commercial

Growth Strategy Map:
Economic Development

Goals/Policies Supporting Request (7):

- Checklist Item 1: Compliant with LDP Map
- Checklist Item 3: Fits B2 zoning ordinance
- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Item 7: Complies with Small Area Plan
- Checklist Item 9: Within designated Economic Development area
- Checklist Items 12-14: Outside of watershed, flood area

Goals/Policies Not Supporting Request (1):

- Checklist Item 14: A portion of the property is located on steep slopes

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

- Changing conditions in area (increasing non-residential uses, including commercial and industrial)
- LDP designation as commercial
- Growth strategy map designated economic development area

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

Mr. Henderson inquired on the existing conditional use zoning that is on the property, asking what the reasoning behind the zoning was. Mr. Evans stated that because at the time in which the conditional use zoning district was applied, there were a lot more residential uses and not as many of the commercial and industrial uses that appear on and near US Hwy. 64 East as there are today.

Mr. William Smith spoke on the property stating that he has been the owner of the property for 22 years. He stated that the tract has sat undeveloped all this time, and didn't intend to use the property until more recently. He then stated that if the board had questions for him, he would answer them at this time. There were no questions for Mr. Smith.

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.

ITEMS NOT ON THE AGENDA

There were no items at this time.

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